

**Harford County  
2005/2006  
Comprehensive Zoning  
Review**

**Appendix to Assessment Reports**

# **Appendix A**

## **Public Comments**

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District A

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	A001	B2	B3	Suggest developing a playground and/or swimming pool for the Old Nuttall, Nuttall, and Sky Blue Community.
	x		9/7/05	A001	B2	B3	Suggest developing a playground and/or swimming pool for the Old Nuttall, Nuttall, and Sky Blue Community.
		x	9/7/05	A001	B2	B3	Revitalize existing business; surplus of vacant businesses; traffic concerns; rezone to residential.
	x		9/7/05	A001	B2	B3	Opposed. Would cause property value to decrease; crime to increase; make the neighborhood dangerous for children.
		x	9/7/05	A001	B2	B3	Revitalization effort should be continued; there's enough rundown commercial property available; concerned about access, traffic and crime.
		x	9/7/05	A001	B2	B3	Do not need more business; should be revitalized. BRAC will bring several thousand people; need more residential.
	x		9/8/05	A001	B2	B3	Opposed. Do not want convenience store or office buildings; built in community for peace and quiet; will be more traffic and possibly more crime.
	x		9/8/05	A001	B2	B3	Opposed. Would like Trimble Woods sign or play area and pool; changing zoning will not help property values.
	x		9/8/05	A001	B2	B3	Opposed. Neighbors unaware of zoning of lot in front of community; the County wanted to change the look of Edgewood to attract more homebuyers - a commercial property in front of our development will run away buyers instead.
	x		9/8/05	A001	B2	B3	Opposed. Change may bring more traffic, more crime, and decrease property values.
	x		9/8/05	A001	B2	B3	Opposed. Loss of property value to home.
	x		9/8/05	A001	B2	B3	Opposed. Placing an office building or convenience store would be detrimental to property values; would become a haven for gangs and drug traffickers and increase traffic and fatalities; playground would be a better use of the land.
	x		9/8/05	A001	B2	B3	Opposed. Maintain a community living atmosphere in the rural areas; should be alternatives, a park or something not so detrimental to the land owners that moved here for peace and solitude.
	x		9/9/05	A001	B2	B3	Parcel is in front yards of several residences; would be an affront to residents
	x		9/9/05	A001	B2	B3	Opposed. Keep community safe, quiet, and secluded.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/4/05	A002	R1	CI	Opposed. Lot is too small; property has limited road frontage and can only access on Old Mountain Road South and borders I-95 off ramp; spot zoning; unsafe for access/egress for business generated traffic. Need to concentrate on upgrading properties currently zoned for business that have failed.
		x	9/7/05	A002	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A002	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A002	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A002	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A002	R1	CI	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs.
	x		9/8/05	A002	R1	CI	No public water or sewer; no access to Route 7; no shoulders on road; unsuitable for commercial traffic; adverse to Joppa Community Plan; could adversely affect revitalization efforts on Route 40; per the Legg Mason report, there is no need for additional commercial zoning (sent two separate comments on this issue)
	x		9/9/05	A002	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A002	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/1/05	A003	R1	B2	Supports request. Property borders off-ramp from I95 and fronts Old Mountain Road; hardly a place for residential and is served by water and sewer.
		x	9/7/05	A003	R1	B2	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A003	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A003	R1	B2	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs.
	x		9/8/05	A003	R1	B2	Per the Legg Mason report, there is no need for additional commercial zoning; property is 0.78 acre, minimal for B2 uses; possible access problem. (sent two separate comments on this issue)

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/1/05	A004	R1	B2	Supports request. Proximity to I-95 and Mountain Road; very little commercial availability at the interchange.
		x	9/7/05	A004	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A004	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A004	R1	B2	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A004	R1	B2	Per the Legg Mason report, there is no need for additional commercial zoning.
	x		9/1/05	A005	R1	B2	Supports request. Proximity to I-95 and Mountain Road; very little commercial availability at the interchange.
		x	9/7/05	A005	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A005	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A005	R1	B2	Opposed. Residential area; narrow roadway with no shoulders; would constitute spot zoning; County already has more commercial zoning than it needs.
	x		9/8/05	A005	R1	B2	Per the Legg Mason report, there is no need for additional commercial zoning.
		x	9/7/05	A006	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A006	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A006	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A006	B1	B3	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A006	B1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; property is presently occupied by realty company - acceptable B1 use; road not suitable for commercial traffic. (sent two separate comments on this issue)
	x		9/9/05	A007	R3	GI	Access for business would be difficult; should either be LI or R3.
	x		9/8/05	A008	LI	R1	Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated. (sent two separate comments on this issue)

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		x	9/7/05	A009	R1/B3	B3	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A009	R1/B3	B3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A009	R1/B3	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A009	R1/B3	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A009	R1/B3	B3	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A009	R1/B3	B3	Surrounded by residential uses; no access to Route 152, no shoulders, deep ditches, unsuitable for B3 uses; per the Legg Mason report, there is no need for additional commercial zoning.
	x		9/8/05	A009	R1/B3	B3	Per the Legg Mason report, there is no need for additional commercial zoning; property is surrounded by residential uses; not suitable for commercial traffic. (sent two separate comments on this issue)
	x		9/9/05	A009	R1/B3	B3	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A009	R1/B3	B3	Opposed. Inconsistent with surrounding residential property.
		x	9/7/05	A010	R1	B3	Opposed. Concerned about safety of children and school buses. Would like property to remain residential.
	x		9/8/05	A010	R1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; inconsistent with the Master Plan; property has been denied commercial zoning in the past; B3 uses would not be compatible in an established residential neighborhood; property is not in the Enterprise Zone; adverse to efforts to redevelop and revitalize Route 40. (sent two separate comments on this issue)
		x	9/7/05	A011	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A011	B1	B3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A011	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A011	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/7/05	A011	B1	B3	Opposed. Already zoned appropriately for neighborhood business; Rt. 7 or Old Mountain Road must be used as entrance and egress; intersection is already poor at best.
	x		9/8/05	A011	B1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; property is 0.393 acre, minimal for B3 uses; limited parking. (sent two separate comments on this issue)
	x		9/7/05	A012	AG	B2	Issue is outside Development Envelope; traffic concerns; a business could contaminate wells; inconsistent with the Master Plan, "Visions of the 1992 Maryland Planning Act", and "Smart Growth Initiatives".
		x	9/7/05	A012	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A012	AG	B2	Opposed. Borders access road to I95 and located in a residential area; limited safety for traffic on narrow roadway with no shoulder; outside Development Envelope; County already has more commercial zoning than it needs.
	x		9/8/05	A012	AG	B2	Opposed. Not in conformance with Master Plan or Joppa Community Plan; no additional need for commercial zoning.
	x		9/8/05	A012	AG	B2	Inconsistent with Master Plan and Joppa Community Plan; property is not in Development Envelope; no public water and sewer; per the Legg Mason report, there is no need for additional commercial zoning
		x	9/8/05	A012	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
	x		9/9/05	A012	AG	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A012	AG	B2	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	x		9/9/05	A012	AG	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/8/05	A013	R3	B1	Inconsistent with the Master Plan; spot zoning.
	x		9/8/05	A014	R1	GI	Inconsistent with the Master Plan; property is in R1 zoned area, not Enterprise Zone or Route 40 corridor (sent two separate comments on this issue)
	x		9/8/05	A015	R1	GI	Inconsistent with the Master Plan; property is in R1 zoned area, not Enterprise Zone or Route 40 corridor (sent two separate comments on this issue)
	x		9/8/05	A016	R1	GI	Inconsistent with the Master Plan; property is in R1 zoned area, not Enterprise Zone or Route 40 corridor (sent two separate comments on this issue)

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/7/05	A017	R1	CI	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A017	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A017	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A017	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A017	R1	CI	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A017	R1	CI	Per the Legg Mason report, there is no need for additional commercial zoning; located on a road with single family homes; unsuitable for commercial or industrial traffic use (sent two separate comments on this issue)
	x		9/9/05	A017	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A017	R1	CI	Opposed. Inconsistent with surrounding residential property.
		x	8/31/05	A018	R3	B2	Request to improve value of property; will not impact traffic with four to six clients per week.
	x		9/7/05	A018	R3	B2	Supports Request. Would like zoning in case we want to open a home business, have six parking spots; will not affect school district.
	x		9/9/05	A018	R3	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A018	R3	B2	Opposed. Spot zoning.
		x	9/7/05	A019	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A019	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A019	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A019	B1	B3	Opposed. Already zoned appropriately for neighborhood business. Rt. 7 or Old Mountain Road must be used as entrance and egress; intersection is already poor at best.
	x		9/8/05	A019	B1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; B3 uses would be incompatible with the neighborhood; suggest B2 zoning to allow restaurant to expand and/or combine Issue A020 for restaurant business.



Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
		x	9/7/05	A020	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A020	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A020	B1	B3	Opposed. Already zoned appropriately for neighborhood business. Rt. 7 or Old Mountain Road must be used as entrance and egress, intersection is already poor at best.
	x		9/8/05	A020	B1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; B3 uses would be incompatible with the neighborhood; suggest B2 zoning to allow restaurant to expand and/or combine adjoining lot for restaurant business.
		x	8/31/05	A021	AG	R1	Rezoning request previously denied; property does not perc.; water quality and wildlife threatened.
		x	8/31/05	A021	AG	R1	Opposed. No water and sewer or sidewalks; impacts on community and wildlife.
	x		9/7/05	A021	AG	R1	Opposed. Property has failed perc tests; land cannot be used without water/sewer hookup, which is not planned; do not want to see this land rezoned for a development.
	x		9/8/05	A021	AG	R1	Inconsistent with the Master Plan; not in the Development Envelope; no water or sewer; not in conformance with the Joppa Community Plan; spot zoning; property has been denied residential use by Health Department.
	x		9/9/05	A021	AG	R1	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
		x	9/7/05	A022	LI	R1	Property was changed by County during last comprehensive zoning; should revert back to R1; cannot be marketed with existing classification.
	x		9/8/05	A022	LI	R1	Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated. (sent two separate comments on this issue)
	x		9/8/05	A023	AG	RR	Inconsistent with the Master Plan and the Joppa Community Plan; not in the Development Envelope; no public water or sewer; spot zoning; Clayton Road does not have minor rural road status
	x		9/9/05	A023	AG	RR	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	x		9/8/05	A024	LI	R1	Property was rezoned from R1 to LI in 1998; suggest zoning of R1 to be reinstated (sent two separate comments on this issue)
		x	9/7/05	A025	B3/R1	B3	Opposed. Excessive traffic; road not equipped to handle; quality of life and investments will decrease; we are protecting developers, not citizens.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	A025	B3/R1	B3	Per the Legg Mason report, there is no need for additional commercial zoning; Inconsistent with the Master Plan; property is not in Enterprise Zone; inappropriate for B3 zoning; approval could be contrary to Route 40 revitalization
	x		9/13/05	A025	B3/R1	B3	Opposed. Increased traffic and litter; existing property along Rt. 40 for business; do not need additional commercial.
	x		9/9/05	A026	B2/R3	B2	Would support request if access is through adjoining business property.
	x		9/8/05	A027	AG	RR	Inconsistent with the Master Plan and the Joppa Community Plan; located in agricultural community; rezoning would not enable the property to meet County and State requirements to be subdivided because there are two homes on one lot.
	x		9/9/05	A027	AG	RR	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	x		9/9/05	A028	GI	R2	Supports request. Property would be more useful as residential than commercial.
		x	9/7/05	A029	B2	B3	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A029	B2	B3	In Edgewood Revitalization area; request is not in keeping with that plan; traffic would be an issue in this residential area.
		x	9/7/05	A030	B2	B3	Do not need more shopping malls; revitalize vacant commercial.
	x		9/9/05	A030	B2	B3	In Edgewood Revitalization area; request is not in keeping with that plan; traffic would be an issue in this residential area.
	x		8/9/05	A031	R1	B3	Opposed. This is a residential neighborhood and Pine Road is a "no outlet" road; traffic volume will increase and set precedent for future changes; will also change character of the neighborhood; area should remain residential.
		x	9/7/05	A031	R1	B3	Opposed. Concerned about safety of children and school buses; would like property to remain residential.
		x	9/7/05	A031	R1	C1	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
	x		9/8/05	A031	R1	B3	Inconsistent with the Master Plan; not located in the Enterprise Zone; low intensity use area located in a residential area.
		x	9/7/05	A032	R1	B3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	A032	R1	B3	Inconsistent with the Master Plan; located entirely within R1 district; Rayner Lane is developed with residential uses, has very steep topography and a deep drop-off, unsuitable for commercial traffic; noise concerns; per the Legg Mason report, there is no need for additional commercial zoning.
		x	9/7/05	A033	R1	B3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
	x		9/8/05	A033	R1	B3	Inconsistent with the Master Plan; located entirely within R1 district; Rayner Lane is developed with residential uses, has very steep topography and a deep drop-off, unsuitable for commercial traffic; noise concerns; per the Legg Mason report, there is no need for additional commercial zoning.
		x	9/7/05	A034	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
		x	9/7/05	A034	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A034	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A034	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A034	R1	CI	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A034	R1	CI	Per the Legg Mason report, there is no need for additional commercial zoning; CI zoning is not appropriate for surrounding residential neighborhood; road is not suitable for commercial traffic. (sent two separate comments on this issue)
	x		9/9/05	A034	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A034	R1	CI	Opposed. Inconsistent with surrounding residential property.
		x	9/7/05	A035	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
		x	9/7/05	A035	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
		x	9/7/05	A035	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/7/05	A035	R1	CI	Opposed. Residential area, narrow roadway with no shoulders, would constitute spot zoning, County already has more commercial zoning than it needs.
	x		9/8/05	A035	R1	CI	Per the Legg Mason report, there is no need for additional commercial zoning; CI zoning is not appropriate for surrounding residential neighborhood; road is not suitable for commercial traffic. (sent two separate comments on this issue)
	x		9/9/05	A035	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A035	R1	CI	Opposed. Inconsistent with surrounding residential property.
	x		9/5/05	A036	R1	B1	Vehicular and pedestrian traffic are already an issue; additional business would increase problems.
		x	9/7/05	A036	R1	B1	Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area.
		x	9/7/05	A036	R1	B1	Agrees with previous speaker's comments, "Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area."
	x		9/7/05	A036	R1	B1	Opposed. MD 7 and Joppa Farm Rd. already dangerous; more traffic from new business would make it worse; would bring crime - we already have police helicopters flying over at night; should remain residential.
	x		9/8/05	A036	R1	B1	Property was once pump repair shop (non-conforming use) and is now a residential use; located across from several other non-conforming businesses; community strongly opposed to returning this property to business use after non-conforming status expired.
x			9/8/05	A036	R1	B1	Opposed. Increased traffic, safety.
x			9/8/05	A036	R1	B1	Opposed. Increased traffic, safety. (Petition signed by 38)
	x		9/1/05	A037	AG	B2	Supports request. These two lots are bordered on 3 sides I-95, Mountain Rd., hardly a place for Residential living.
	x		9/7/05	A037	AG	B2	Issue is outside Development Envelope; traffic concerns; a business could contaminate wells; inconsistent with the Master Plan, "Visions of the 1992 Maryland Planning Act", and "Smart Growth Initiatives".
		x	9/7/05	A037	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A037	AG	B2	Opposed. Borders access road to I95 and located in a residential area; limited safety for traffic on narrow roadway with no shoulder; outside Development Envelope; County already has more commercial zoning than it needs.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	A037	AG	B2	Opposed. Not in conformance with Master Plan or Joppa Community Plan; no additional need for commercial zoning.
	x		9/8/05	A037	AG	B2	Inconsistent with Master Plan and Joppa Community Plan; property is not in Development Envelope; no public water and sewer; per the Legg Mason report, there is no need for additional commercial zoning.
		x	9/8/05	A037	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
	x		9/9/05	A037	AG	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A037	AG	B2	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	x		9/9/05	A037	AG	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/1/05	A038	AG	B2	Supports request. These two lots are bordered on three sides I-95, Mountain Rd., hardly a place for residential living.
		x	9/7/05	A038	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
x			9/7/05	A038	AG	B2	Opposed. Borders access road to I95 and located in a residential area; limited safety for traffic on narrow roadway with no shoulder; outside Development Envelope; County already has more commercial zoning than it needs.
	x		9/8/05	A038	AG	B2	Opposed. Not in conformance with Master Plan or Joppa Community Plan; no additional need for commercial zoning.
	x		9/8/05	A038	AG	B2	Inconsistent with Master Plan and Joppa Community Plan; property is not in Development Envelope; no public water and sewer; per the Legg Mason report, there is no need for additional commercial zoning.
	x		9/9/05	A038	AG	B2	Opposed. Inconsistent with surrounding residential property.
	x		9/9/05	A038	AG	B2	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
	x		9/9/05	A038	AG	B2	Opposed. Inconsistent with surrounding residential property.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District B

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	B001	AG	B3	Surrounding area is AG and close to watershed.
		x	9/1/05	B001	AG	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; adjacent to park on steep hill; traffic issues.
		x	9/1/05	B001	AG	B3	Watershed of Bel Air; unsuitable for intensification.
	x		9/7/05	B001	AG	B3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
		x	9/7/05	B003	AG	RR	Infrastructure issues (traffic); beauty of the area will be effected; enough housing developments in area.
x			9/8/05	B003	AG	RR	Opposed. Traffic issues; water table is dropping; once developed the farmland is gone forever.
		x	9/8/05	B003	AG	RR	Traffic concerns; protect horse farms.
x			9/8/05	B003	AG	RR	Opposed. Should preserve tie to horse racing heritage; existing infrastructure cannot handle all the growth.
		x	9/7/05	B003	AG	RR	Opposed. Preserve horse racing heritage, traffic concerns, safety.
		x	9/8/05	B005	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
		x	9/8/05	B005	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
x			9/10/05	B017	AG	B3	Intensify already hazardous intersection.
x			9/10/05	B033	AG	B3	Surrounding area is AG; backs up to the Gunpowder; traffic concerns.
x			9/10/05	B001	AG	B3	Surrounding area is AG; too close to watershed.
x			9/10/05	B043	AG/B3/R2	B3	Will change character of neighborhood; traffic concerns.
x			8/29/05	B006	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	x		8/31/05	B006	AG	RR	Opposed. Will cause increase in population resulting in increased traffic and overcrowded schools; no preparation to pay for these improvements or new schools/teachers; urban sprawl; County should focus on developing land currently available without the need to rezone.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	B006	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
x			8/29/05	B007	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	x		8/31/05	B007	AG	RR	Opposed. Will cause increase in population resulting in increased traffic and overcrowded schools; no preparation to pay for these improvements or new schools/teachers; urban sprawl; County should focus on developing land currently available without the need to rezone.
	x		9/9/05	B007	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
		x	9/1/05	B008	R4	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists.
	x		9/9/05	B013	B2/AG	B2	Concerns about redistricting; limit construction of new homes until schools and public facilities can catch up; concerned about no paid fire department; need more police; drugs and gangs are becoming part of everyday life.
		x	8/31/05	B017	AG	B3	Would intensify an already dangerous area.
		x	9/1/05	B017	AG	B3	Represents HOA. Upzoning will destroy rural character; extends corridor surrounded by Gunpowder Watershed; school overcrowding issues; traffic increase.
		x	9/8/05	B017	AG	B3	Supports request. No vacant commercial in the area; existing produce operation is limited in expansion due to floodplain on site.
x			8/29/05	B018	AG	RR	Opposed. Schools will become more overcrowded; current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28 )
	x		9/9/05	B018	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
x			8/29/05	B019	AG	RR	Opposed. Schools will become more overcrowded, current residents are experiencing water problems; Ryan Road was not constructed to hold large amounts of traffic. (Petition signed by 28)
	x		9/9/05	B019	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
		x	9/1/05	B020	R3/R4	B2	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; impacts on businesses in Bel Air and revitalization.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/5/05	B021	AG	RR	Community has not been properly notified through the correct procedures stated in the guidelines of the comprehensive zoning review; we are losing farmland in Harford County; potential for 25+ homes could be added to overburdened aquifer.
	x		9/6/05	B021	AG	RR	Opposed. Will directly effect wells, schools, traffic and road conditions; growth in area has reached intolerable limits.
	x		9/6/05	B021	AG	RR	Opposed. Encourages development the County cannot afford; schools overcrowding; no money to support current needs; traffic on Rt. 152 already congested; groundwater in area already stressed; additional septic systems would increase nitrogen levels; promote development near a gas pumping station, power lines, petroleum pipe line and gas pipeline could be problematic in the case of utility failure; reduction of quality of life; increase air pollution.
	x		9/6/05	B021	AG	RR	Several new developments on Routes 152 and 165; traffic concerns on Route 152 between Pleasantville and Baldwin Mill Roads; fire and emergency service concerns, potential for loss of life; well concerns - MTBE and low pressure; existing overcrowding in schools; inconsistent with the Master Plan.
		x	9/7/05	B021	AG	RR	Traffic concerns; overcrowded schools; low yield wells in area; MTBE issues; inconsistent with Master Plan.
	x		9/7/05	B021	AG	RR	Opposed. Encourages development the County cannot afford; schools already overcrowded; County cannot support current school needs or needs resulting from increased development; promotes development further stretching limited resources; traffic on Rt. 152 already congested, will be worse by rezoning.
	x		9/7/05	B021	AG	RR	Overcrowded schools.
	x		9/7/05	B021	AG	RR	Zoning change would permit up to 30 new homes; schools already above capacity; ground water in area contaminated by MTBE and predicted flow of contamination is directly towards this property.
	x		9/7/05	B021	AG	RR	Well concerns with an additional 25-29 homes; owner isn't concerned about welfare of residents; capitalizing on the real estate market.
		x	9/8/05	B021	AG	RR	Opposed. Impact on wells; concerned about MTBE in waters; school and emergency services impacts; outside the Development Envelope; should be kept farmland.
		x	9/8/05	B021	AG	RR	Opposed. Traffic issues, overcrowded schools, impact on wells and emergency services.
	x		9/7/05	B021	AG	RR	Opposed. Concerned about groundwater - neighbors have low well yields which have gone dry; near the gas station that closed due to contamination; contradicts the Master Plan; overcrowded schools and traffic bad already.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	B023	R2	B3	Surrounded by R2.
		x	9/1/05	B023	R2	B3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
		x	8/31/05	B024	AG	RR	Supports request; is consistent with surrounding RR zoning.
	x		8/31/05	B024	AG	RR	Supports request. Property was never used for AG purposes; land use on file with tax records states "Residential"; old cow barn used for storage; request would put property in line with surrounding properties.
	x		9/9/05	B024	AG	RR	Opposed. traffic; school overcrowding; keep urban sprawl to a minimum.
		x	9/1/05	B025	B3/R4	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; impacts on businesses in Bel Air and revitalization.
x			8/29/05	B026	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
x			8/29/05	B027	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
x			8/29/05	B028	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
x			8/29/05	B029	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
x			8/29/05	B030	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
x			8/29/05	B031	AG	RR	Opposed. Do not want to see more agricultural land go to builders.
	x		9/1/05	B032	AG	RR	Supports request. Prospect of "childrens home" has been a source of grief; neighbors agree single family housing would be good for all; consider needs of adjacent property owners.
		x	9/1/05	B032	AG	RR	RR is appropriate for this property.
	x		9/1/05	B032	AG	RR	Opposed. Water table wells will not support development; property is uphill from Gunpowder stream and state park; runoff and septic would devastate area; dangerous intersection at Harford and Reckord Roads; new development would add to congestion.
		x	9/7/05	B032	AG	RR	Represents Fallston Meadows Community Association; long standing concern about use of property; will possibly support request.
		x	8/31/05	B033	AG	B3	Surrounding area is AG; traffic concerns.
		x	9/1/05	B033	AG	B3	Gateway to Bel Air; no more commercial needed.
		x	9/1/05	B033	AG	B3	Supports request. Not out of character; maintains continuity of area; neighbors support.
		x	9/1/05	B033	AG	B3	Extends corridor surrounded by Gunpowder Watershed; school overcrowding issues; traffic increase.
		x	9/1/05	B038	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	B038	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
	x		9/5/05	B038	AG	R1	Opposed. Maintain rural nature of the community; RR would be more acceptable.
x			9/6/05	B038	AG	R1	Opposed. Maintain rural setting and agricultural uses; protect excess reservoir, increase in housing will effect current wells and septic systems; property does not perc; traffic would increase on Old Joppa Road; property values may fall; increased development will affect wildlife in the area.
	x		9/6/05	B038	AG	R1	Opposed. Rezoning would destroy the character of our neighborhood; low density residential development AG is the best fit for this land; should resist urban sprawl.
x			9/6/05	B038	AG	R1	Opposed. Traffic concerns; public water and sewer not available; over capacity schools in Fallston.
	x		9/7/05	B038	AG	R1	Opposed. Not consistent with neighborhood; would directly interfere with wells; streets and yards.
	x		9/7/05	B038	AG	R1	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
x			9/7/05	B038	AG	R1	Opposed. Will add to current overcrowding of schools; increase traffic on Timber Lane; add to traffic problem on Joppa and Mountain Roads; increase in development also increases crime.
	x		9/9/05	B038	AG	R1	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
		x	9/1/05	B039	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
		x	9/1/05	B039	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
	x		9/5/05	B039	AG	R1	Opposed. Maintain rural nature of the community, RR would be more acceptable.
x			9/6/05	B039	AG	R1	Opposed. Maintain rural setting and agricultural uses; protect excess reservoir, increase in housing will effect current wells and septic systems; property does not perc; traffic would increase on Old Joppa Road; property values may fall; increased development will affect wildlife in the area.
	x		9/6/05	B039	AG	R1	Opposed. Rezoning would destroy the character of our neighborhood; low density residential development AG is the best fit for this land; should resist urban sprawl.
x			9/6/05	B039	AG	R1	Opposed. Traffic concerns, public water and sewer is not available, over capacity schools in Fallston.
	x		9/7/05	B039	AG	R1	Opposed. Does not fit in with the neighborhood, would directly interfere with wells; streets and yards would no longer be a haven; wildlife would be affected.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	B039	AG	R1	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
x			9/7/05	B039	AG	R1	Opposed. Will add to current overcrowding of schools and increase traffic on Timber Lane; add to traffic problem on Joppa and Mountain Roads; increase in development also increases crime.
	x		9/9/05	B039	AG	R1	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
		x	9/1/05	B040	AG/B1	RR	Expansion of commercial corridor was denied previously during comprehensive zoning.
		x	9/1/05	B040	AG/B1	RR	Understands development, but please preserve the woods.
		x	9/1/05	B043	AG/B3/R2	B3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
	x		9/7/05	B043	AG/B3/R2	B3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
		x	9/1/05	B044	R2	R3	Opposed. No existing R3 in area.
	x		9/7/05	B044	R2	R3	Opposed. Not supported by Master Plan; studies indicate sufficient undeveloped residential, commercial, and industrial land within the Development Envelope for projected growth; existing commercial areas are adequate to meet needs of community; maintaining the rural character is a priority.
		x	9/1/05	B045	AG	R1	Represents HOA. Properties do not perc; water runoff and septic currently runs into yard; impacts on wildlife.
	x		9/9/05	B045	AG	R1	Opposed. Property is not used for farming; will allow owner to sell to builder; no other R1 in area; overcrowded schools, well and septic concerns.
		x	9/1/05	B046	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
		x	9/1/05	B046	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
	x		9/1/05	B046	AG	RR	Opposed. Land should not be developed; plenty of property already slated for development in the area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/2/05	B046	AG	RR	Area is rural on Master Plan; increasing traffic issues; concerned with Old Joppa used as cut through from Bel Air and speed limits exceeded; numerous safety issues if development is planned and extension on Twinbrook is completed.
	x		9/2/05	B046	AG	RR	Area cannot take more housing; streets surrounding area are narrow and winding and dangerous-80 or 90 more cars will make it even more dangerous; no public water or sewer; private school will increase traffic on Whitaker and Old Joppa Road.
	x		9/3/05	B046	AG	RR	Opposed. Detrimental to wildlife.
		x	9/7/05	B046	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
	x		9/7/05	B046	AG	RR	Strain on schools, traffic, and water aquifer; existing traffic problems; adding another 18 homes on Old Joppa Road would be hazardous and deadly.
		x	9/8/05	B046	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
	x		9/9/05	B046	AG	RR	Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with Master Plan.
	x		9/9/05	B046	AG	RR	Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with Master Plan.
	x		9/9/05	B046	AG	RR	Opposed. Inconsistent with Master Plan; school overcrowding; traffic congestion.
	x		9/9/05	B046	AG	RR	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
x			8/8/05	B047	AG	RR	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consideration to rezone to R1 seems logical and compatible.
	x		8/8/05	B047	AG	RR	Opposed. Traffic concerns; road restrictions; paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	B047	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
		x	9/1/05	B047	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
	x		9/1/05	B047	AG	RR	Opposed. Land should not be developed; plenty of property already slated for development in the area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/2/05	B047	AG	RR	Area is rural on Master Plan; increasing traffic issues; concerned with Old Joppa used as cut through from Bel Air and speed limits exceeded; numerous safety issues if development is planned and extension on Twinbrook is completed.
	x		9/2/05	B047	AG	RR	Area cannot take more housing; streets surrounding area are narrow and winding and dangerous-80 or 90 more cars will make it even more dangerous; no public water or sewer; private school will increase traffic on Whitaker and Old Joppa Road.
	x		9/3/05	B047	AG	RR	Opposed. Detrimental to wildlife.
		x	9/7/05	B047	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
		x	9/7/05	B047	AG	RR	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
	x		9/7/05	B047	AG	RR	Traffic concerns; impact to wells; could accept rezoning if limit were one home per six acres.
		x	9/8/05	B047	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
		x	9/8/05	B047	AG	RR	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	B047	AG	RR	Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with Master Plan.
	x		9/9/05	B047	AG	RR	Opposed. Will compromise integrity of Whitaker Mill/Old Joppa; outside Development Envelope; inconsistent with Master Plan.
	x		9/9/05	B047	AG	RR	Opposed. Inconsistent with Master Plan; school overcrowding; traffic congestion.
	x		9/9/05	B047	AG	RR	Outside the Development Envelope; within Joppa rural boundaries; not consistent with Master Plan and other plans.
x			not dated	B047	AG	RR	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised. (Petition signed by 85)

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District C

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	C001	R2	RO	Opposed. Surrounded by R2 parcels; development should be limited to what is allowed in R2 area; do not need additional office buildings in our community or residential areas.
	x		9/6/05	C001	R2	RO	Opposed. Do not want RO zoning in neighborhood.
	x		9/6/05	C001	R2	RO	Opposed. Too much RO zoning, this will make the intersection of MacPhail and MD 924 worse than it already is.
	x		9/6/05	C001	R2	RO	Opposed. Businesses would increase traffic and accidents; new businesses should go into partially empty shopping centers.
	x		9/8/05	C001	R2	RO	Opposed. No more RO zoning needed in County.
	x		9/6/05	C002	R2	RO	Opposed. Surrounded by R2 parcels; development should be limited to what is allowed in R2 area; do not need additional office buildings in our community or residential areas.
	x		9/6/05	C002	R2	RO	Opposed. Do not want RO zoning in neighborhood.
	x		9/6/05	C002	R2	RO	Opposed. Too much RO zoning, this will make the intersection of MacPhail and MD 924 worse than it already is.
	x		9/6/05	C002	R2	RO	Opposed. Businesses would increase traffic and accidents; new businesses should go into partially empty shopping centers.
	x		9/8/05	C002	R2	RO	Opposed. No more RO zoning needed in County.
x			8/31/05	C006	R2	B1	Opposed. Will increase traffic in an already congested area and no additional commercial uses are needed in the area.
x			8/15/05	C007	R2	B2	Opposed. Will increase traffic; there is plenty of empty commercial that can be utilized.
	x		8/24/05	C007	R2	B2	Would spoil residential character of the street/neighborhood and make junction of Ring Factory Road and Emmorton Road (MD 924) more congested than it already is.
		x	8/31/05	C007	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
		x	9/1/05	C007	R2	B2	Adjacent property owner; traffic and speeding are an issue; request not consistent with the residential neighborhood.
		x	9/1/05	C007	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
	x		9/1/05	C007	R2	B2	Traffic issues; we always need more schools and utilities; stop the building and rezoning of residential to business.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	C007	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C007	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
	x		9/1/05	C007	R2	B2	Opposed. Property should stay as it is.
	x		9/3/05	C007	R2	B2	Concerned with traffic on West Ring Factory Rd. between 924 and 24; should be surveyed before making any zoning changes.
	x		9/6/05	C007	R2	B2	Opposed. Lots are surrounded by residential development; don't recommend any business zoning; R2 allows some businesses.
	x		9/6/05	C007	R2	B2	Opposed. Keep older, stable communities residential; keep commercial properties in designated areas.
	x		9/6/05	C007	R2	B2	Opposed. Older, stable communities around Bel Air should be kept residential; commercial properties should be kept in their designated areas; B2 zoning is inappropriate.
	x		9/6/05	C007	R2	B2	Opposed. Traffic is already heavy in neighborhood; B2 zoning would cause additional cars going to and from business parking lots.
	x		9/7/05	C007	R2	B2	Opposed. Lack of need, existing surplus of business zoned sites; contrary to character of neighborhood; traffic issues; will probably be necessary to widen roads which will increase taxes.
	x		9/7/05	C007	R2	B2	Approval of request would constitute spot zoning; decrease in home values.
	x		9/7/05	C007	R2	B2	Opposed. Existing traffic problems are deteriorating makeup of neighborhood; speeding problems on Ring Factory Road; safety of children and seniors.
	x		9/7/05	C007	R2	B2	Opposed. Increase traffic; safety issues; proposal will add to the situation.
	x		9/7/05	C007	R2	B2	Opposed. Increase traffic; safety issues; proposal will add to the situation.
	x		9/7/05	C007	R2	B2	Object to rezoning this property B2.
	x		9/7/05	C007	R2	B2	New businesses would add to the existing traffic problems.
	x		9/8/05	C007	R2	B2	Opposed.
x			9/8/05	C007	R2	B2	Opposed. Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	C007	R2	B2	Opposed. Rezoning would increase traffic on Route 924 and West Ring Factory Road; would not be able to handle volume of traffic that would be stopped to allow entrance and exit to these locations.
	x		9/8/05	C007	R2	B2	Opposed to zoning changes from residential to business.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/8/05	C007	R2	B2	Opposed. Will affect residential property values, traffic safety, and school safety; environmental concerns.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C007	R2	B2	Adverse effect on neighborhood and traffic concerns.
	x		9/8/05	C007	R2	B2	Opposed. Traffic accidents at West Riding / 924; no new commercial uses are needed.
	x		9/8/05	C007	R2	B2	Existing traffic problem in this area; more businesses will increase the chance for fatal accidents; enough existing businesses within 1 mile of this area.
	x		9/8/05	C007	R2	B2	Opposed. Traffic congestion at the intersection of West Riding.
	x		9/8/05	C007	R2	B2	Traffic concerns; safety concerns for elementary school children; strongly against increase in zoning use for this property.
	x		9/8/05	C007	R2	B2	Opposed. Detrimental to surrounding neighborhoods; would negatively change traffic pattern at intersection.
	x		9/8/05	C007	R2	B2	Traffic concerns, outdated traffic studies; West Riding is over the limit as to the number of homes using one entrance and exit and added traffic will cause police, fire, and rescue vehicle issues.
	x		9/8/05	C007	R2	B2	Affects value of home; increased traffic and pedestrian traffic.
	x		9/8/05	C007	R2	B2	Opposed. Increased traffic.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns at 924 / West Riding.
	x		9/8/05	C007	R2	B2	Traffic congestion and safety concerns for bus riders and pedestrians.
x			9/8/05	C007	R2	B2	Opposed. Rezoning is not compatible with the existing residential zoning of the area; past attempt to rezone these properties was denied as spot zoning; do not need more commercial zoning; not compatible with Master Plan.
	x		9/8/05	C007	R2	B2	Too many businesses in this corridor already.
	x		9/8/05	C007	R2	B2	Opposed.
x			9/8/05	C007	R2	B2	Opposed. Will affect residential property values, traffic safety, and school safety; environmental concerns.
	x		9/8/05	C007	R2	B2	Traffic congestion and noise pollution already exist; additional businesses will add to the problem.
	x		9/8/05	C007	R2	B2	Negative impact to the area, traffic congestion, proximity to the elementary school.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C007	R2	B2	Opposed to new zoning in this area; enough in this area already.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C007	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C007	R2	B2	Opposed. There is sufficient existing business zoning.
	x		9/8/05	C007	R2	B2	Corner already has a lot of traffic congestion and accidents; rezoning will make situation worse.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	C007	R2	B2	Opposed to rezoning in this area, there is already enough.
x			9/8/05	C007	R2	B2	Opposed. Will affect residential property values; traffic safety, and school safety; environmental concerns.
	x		9/8/05	C007	R2	B2	Traffic congestion and proximity to Ring Factory school and a church.
	x		9/9/05	C007	R2	B2	Opposed.
	x		9/9/05	C007	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
x			9/9/05	C007	R2	B2	Opposed. Traffic concerns.
	x		9/9/05	C007	R2	B2	Area has every convenience needed, do not need more; traffic is already a problem.
	x		9/9/05	C007	R2	B2	Opposed. Traffic congestion; change character of neighborhood.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning, rejected during last Comprehensive Rezoning; surrounding property is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. Area along Route 924 between Bel Air and Plumtree is residential and clear of B2; rezoning would seriously detract from aesthetics; traffic concerns, new traffic will be generated from the future Patterson Mill School; safety concerns for Ring Factory Elementary School children; enough existing shopping centers.
	x		9/9/05	C007	R2	B2	Opposed. Strip malls would detract from aesthetics of area; add traffic volume already overburdened; safety issues; already abundance of shopping centers in this area.
x			9/9/05	C007	R2	B2	Opposed. Already have shopping at Festival and gas stations closer; don't need more commercial.
	x		9/9/05	C007	R2	B2	Opposed. No new business needed to serve the needs of the community.
	x		9/9/05	C007	R2	B2	Opposed. Increased traffic; enough goods and services.
	x		9/9/05	C007	R2	B2	Requested changes will negatively affect West Riding and other residential areas; plenty of existing sites to accommodate businesses.
	x		9/9/05	C007	R2	B2	Already congested area, do not need more traffic; safety issues; already vacant stores all around the County.
	x		9/9/05	C007	R2	B2	Opposed. Inappropriate for gas station/convenience store next to elementary school.
	x		9/9/05	C007	R2	B2	Opposed. Spot zoning, inappropriate use with surrounding residential properties.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Traffic in the area is problematic and will get worse if approved.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. No further business zoning needed; residential area; enough traffic as is.
	x		9/9/05	C007	R2	B2	Change would adversely affect neighborhood and traffic; additional traffic would pose safety issues for students going to nearby schools.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. Corner of Ring Factory Road and Route 924 is dangerous; existing traffic congestion; lack of need for the rezoning; further commercialization concerns.
	x		9/9/05	C007	R2	B2	Opposed. No new commercial needed; traffic congestion; loss of property values.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
	x		9/9/05	C007	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	x		9/9/05	C007	R2	B2	Traffic concerns; no more service stations or shopping areas needed.
	x		9/9/05	C007	R2	B2	Opposed. Commercial development will increase traffic and change residential nature of area.
	x		9/9/05	C007	R2	B2	Traffic congestion already exists; signage is unattractive and intrusive; not in best interest of residential neighborhood which is already overcrowded.
	x		9/9/05	C007	R2	B2	Not in best interests of residents to create more congestion; should have buffers between residential neighborhoods and large businesses; would conflict with bus traffic.
	x		9/9/05	C007	R2	B2	Opposed. Traffic issues; display of business signs would further devalue residential properties.
	x		9/9/05	C007	R2	B2	Opposed. Traffic at 924/ West Riding.
	x		9/9/05	C007	R2	B2	924 and Ring Factory Road are unable to handle increased traffic; negative impacts on four neighborhoods; increased traffic would result in safety issues for children attending elementary school.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. Loss of residential character, no new commercial needed.
	x		9/9/05	C007	R2	B2	Traffic is already an issue; a business will cause more congestion which would affect neighborhood.
	x		9/9/05	C007	R2	B2	Opposed. Major changes occurring in area; no additional changes should be made until traffic patterns and safety are impacted.
	x		9/9/05	C007	R2	B2	Not compatible with existing residential zoning; spot zoning; previously denied; enough commercial services exist; not compatible with Master Plan; inappropriate.
	x		9/9/05	C007	R2	B2	Opposed. Adversely effect residential aspects of community and increase traffic problems.
	x		9/9/05	C007	R2	B2	Opposed.
	x		9/9/05	C007	R2	B2	Concerned with possibility of a service station or shopping center near intersection; overcrowded; ruining residential community; rebuild and revitalize downtown area.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	No more business needed; traffic concerns.
	x		9/9/05	C007	R2	B2	Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning, rejected at last Comp Rezoning; a one mile radius of property is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed.
	x		9/9/05	C007	R2	B2	Opposed. Spot zoning impacting residential neighborhood and traffic; inconsistent with Master Plan; County already over-zoned for commercial.
	x		9/9/05	C007	R2	B2	Properties are in the middle of residential area; will invite more businesses if approved and will destroy beautiful nature of residential neighborhood.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
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x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C007	R2	B2	Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in the County; affect quality of life.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C007	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/13/05	C007	R2	B2	Commercial development would alter beautiful residential area and effect property values; increase in traffic; enough commercial areas in Harford County.
x			8/15/05	C008	R2	B2	Opposed. Will increase traffic; there is plenty of empty commercial that can be utilized.
		x	8/31/05	C008	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
		x	9/1/05	C008	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
	x		9/1/05	C008	R2	B2	Opposed. Adjacent property owner - quiet peaceful neighborhood surrounded by houses; enjoy my yard with family; business would not fit and would hurt our experience.
		x	9/1/05	C008	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
	x		9/1/05	C008	R2	B2	Traffic issues; need more schools and utilities; stop building and rezoning residential to business.
		x	9/1/05	C008	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/1/05	C008	R2	B2	Opposed. Property should stay as it is.
	x		9/6/05	C008	R2	B2	Safety of our children and our neighborhood; traffic on Ring Factory and 924; schools - 1 on each side Homestead Wakefield and Ring Factory; value of home/real estate; enough commercial land in Bel Air.
	x		9/6/05	C008	R2	B2	Opposed. Lots are surrounded by residential development; don't recommend any business zoning; R2 allows some businesses.
	x		9/6/05	C008	R2	B2	Opposed. Keep older, stable communities residential; keep commercial properties in designated areas.
	x		9/6/05	C008	R2	B2	Opposed. Older, stable communities around Bel Air should be kept residential; commercial properties should be kept in their designated areas; B2 zoning is inappropriate.

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	x		9/6/05	C008	R2	B2	Opposed. Traffic is already heavy in neighborhood; B2 zoning would cause additional cars going to and from business parking lots.
	x		9/7/05	C008	R2	B2	Approval of request would be spot zoning; County won't be an attractive place to live if there is too much commercialization.
	x		9/7/05	C008	R2	B2	Traffic congestion concerns; plenty of existing businesses to accommodate residents.
	x		9/8/05	C008	R2	B2	Opposed.
x			9/8/05	C008	R2	B2	Opposed. Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	C008	R2	B2	Opposed. Rezoning would increase traffic on Route 924 and West Ring Factory Road; would not be able to handle volume of traffic that would be stopped to allow entrance and exit to these locations.
	x		9/8/05	C008	R2	B2	Opposed to zoning changes from residential to business.
x			9/8/05	C008	R2	B2	Opposed. Will affect residential property values, traffic safety, and school safety; environmental concerns.
	x		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C008	R2	B2	Adverse effect on neighborhood and traffic concerns.
	x		9/8/05	C008	R2	B2	Existing traffic problem in this area; more businesses will increase the chance for fatal accidents; enough existing businesses within one mile of this area.
	x		9/8/05	C008	R2	B2	Traffic congestion; no new commercial is needed in the area.
	x		9/8/05	C008	R2	B2	Traffic concerns; safety concerns for elementary school children.
	x		9/8/05	C008	R2	B2	Opposed. Detrimental to surrounding neighborhoods; would negatively change traffic pattern at intersection.
	x		9/8/05	C008	R2	B2	Traffic concerns, outdated traffic studies; West Riding is over the limit as to the number of homes using one entrance and exit and added traffic will cause police, fire, and rescue vehicle issues.
	x		9/8/05	C008	R2	B2	Surrounded by residential neighborhoods and elementary school; keep older, residential communities intact.
	x		9/8/05	C008	R2	B2	Effect the value of homes, increased traffic and pedestrian traffic.
x			9/8/05	C008	R2	B2	Opposed. Ring Factory neighborhood is well maintained; traffic is already heavy; close proximity to Ring Factory Elementary School.
	x		9/8/05	C008	R2	B2	Opposed. Increased traffic.
	x		9/8/05	C008	R2	B2	Traffic congestion and safety concerns for bus riders and pedestrians.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
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x			9/8/05	C008	R2	B2	Opposed. Rezoning is not compatible with the existing residential zoning of the area; past attempt to rezone these properties was denied as spot zoning; do not need more commercial zoning; not compatible with Master Plan.
	x		9/8/05	C008	R2	B2	Too many businesses in this corridor already.
	x		9/8/05	C008	R2	B2	Traffic concerns - congestion, accident rate, and excessive speed; amount of children traveling on 924 will double with the new school.
	x		9/8/05	C008	R2	B2	Opposed.
		x	9/8/05	C008	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
x			9/8/05	C008	R2	B2	Opposed. Will affect residential property values; traffic safety; school safety; environmental concerns.
	x		9/8/05	C008	R2	B2	Traffic congestion and noise pollution already exist; additional businesses will add to the problem.
	x		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C008	R2	B2	Traffic congestion and safety concerns at Plumtree and Patterson Mill, no new commercial needed.
	x		9/8/05	C008	R2	B2	Opposed. Decreased home values; traffic concerns; Master Plan states no new commercial needed in the Bel Air area.
	x		9/8/05	C008	R2	B2	Opposed to new zoning in this area; enough in this area already.
	x		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C008	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C008	R2	B2	Opposed. No new commercial is needed.
	x		9/8/05	C008	R2	B2	Opposed. No new commercial is needed.
	x		9/8/05	C008	R2	B2	Opposed. There is sufficient existing business zoning.
	x		9/8/05	C008	R2	B2	Opposed to rezoning in this area, there is already enough.
	x		9/8/05	C008	R2	B2	Too much traffic in residential neighborhood. Intersection at Ring Factory Road and 924 is already very dangerous.
x			9/8/05	C008	R2	B2	Opposed. Will affect residential property values; traffic safety, and school safety; environmental concerns.
	x		9/9/05	C008	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
x			9/9/05	C008	R2	B2	Opposed. Traffic concerns.
	x		9/9/05	C008	R2	B2	Area has every convenience needed; do not need more; traffic is already a problem.
	x		9/9/05	C008	R2	B2	Opposed. Traffic congestion; change character of neighborhood.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C008	R2	B2	Opposed. Spot zoning, rejected during last Comprehensive Rezoning; surrounding property is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed. Area along Route 924 between Bel Air and Plumtree is residential and clear of B2; rezoning would seriously detract from aesthetics; traffic concerns, new traffic will be generated from the future Patterson Mill School; safety concerns for Ring Factory Elementary School children; enough existing shopping centers.
	x		9/9/05	C008	R2	B2	Opposed. Strip malls would detract from aesthetics of area; add traffic volume already overburdened; safety issues; already abundance of shopping centers in this area.
	x		9/9/05	C008	R2	B2	Opposed. No new business needed to serve the needs of the community.
	x		9/9/05	C008	R2	B2	Opposed. Increased traffic; would impact West Riding.
	x		9/9/05	C008	R2	B2	Requested changes will negatively affect West Riding and other residential areas; plenty of existing sites to accommodate businesses.
	x		9/9/05	C008	R2	B2	Opposed. Inappropriate for gas station/convenience store next to elementary school.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed. Also opposed to C007, C009, and C010.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed. No further business zoning needed; residential area; enough traffic as is.
	x		9/9/05	C008	R2	B2	Change would adversely affect neighborhood and traffic.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed- No new commercial needed, traffic congestion, and loss of property values.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed. Residential neighborhood; should not be rezoned.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
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	x		9/9/05	C008	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	x		9/9/05	C008	R2	B2	Traffic concerns; no more service stations or shopping areas needed.
	x		9/9/05	C008	R2	B2	Opposed. Commercial development will increase traffic and change residential nature of area.
	x		9/9/05	C008	R2	B2	Traffic congestion already exists; signage is unattractive and intrusive; not in best interest of residential neighborhood which is already overcrowded.
	x		9/9/05	C008	R2	B2	Not in best interests of residents to create more congestion; should have buffers between residential neighborhoods and large businesses; would conflict with bus traffic.
	x		9/9/05	C008	R2	B2	Opposed. Traffic at 924/ West Riding.
	x		9/9/05	C008	R2	B2	Opposed. Increased traffic, safety.
	x		9/9/05	C008	R2	B2	924 and Ring Factory Road are unable to handle increased traffic; negative impacts on four neighborhoods; increased traffic would result in safety issues for children attending elementary school.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Traffic is already an issue; a business will cause more congestion which would affect neighborhood.
	x		9/9/05	C008	R2	B2	Opposed. -Major changes occurring in area; no additional changes should be made until traffic patterns and safety are impacted.
	x		9/9/05	C008	R2	B2	Not compatible with existing residential zoning; spot zoning; previously denied; enough commercial services exist; not compatible with Master Plan; inappropriate.
	x		9/9/05	C008	R2	B2	Opposed. Adversely effect residential aspects of community and increase traffic problems.
	x		9/9/05	C008	R2	B2	Opposed.
	x		9/9/05	C008	R2	B2	Concerned with possibility of a service station or shopping center near intersection; overcrowded; ruining residential community; rebuild and revitalize downtown area.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	No more business needed; traffic concerns.
	x		9/9/05	C008	R2	B2	Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Rezoning not in best interest of community; traffic congestion and safety are already issues.
	x		9/9/05	C008	R2	B2	Opposed. Traffic congestion and safety issues.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed.
	x		9/9/05	C008	R2	B2	Moved to Bel Air to be in a rural area; it is becoming a congested urban area; Route 924 is already crowded with traffic; no need for more convenience stores, gas stations, etc.
	x		9/9/05	C008	R2	B2	Opposed. Spot zoning impacting residential neighborhood and traffic; inconsistent with Master Plan; County already over-zoned for commercial.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C008	R2	B2	Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in the County; affect quality of life.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C008	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/13/05	C008	R2	B2	Commercial development would alter beautiful residential area and effect property values; increase in traffic; enough commercial areas in Harford County.
x			8/15/05	C009	R2	B2	Opposed. Will increase traffic; there is plenty of empty commercial that can be utilized.
	x		8/24/05	C009	R2	B2	Would spoil residential character of the street/neighborhood and make junction of Ring Factory Road and Emmorton Road (MD 924) more congested than it already is.
		x	8/31/05	C009	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
		x	9/1/05	C009	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	C009	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
	x		9/1/05	C009	R2	B2	Traffic issues; need more schools and utilities; stop building and rezoning residential to business.
		x	9/1/05	C009	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/1/05	C009	R2	B2	Opposed. Property should stay as it is.
	x		9/6/05	C009	R2	B2	Opposed. Lots are surrounded by residential development; don't recommend any business zoning; R2 allows some businesses.
	x		9/6/05	C009	R2	B2	Opposed. Keep older, stable communities residential; keep commercial properties in designated areas.
	x		9/6/05	C009	R2	B2	Opposed. Older, stable communities around Bel Air should be kept residential; commercial properties should be kept in their designated areas; B2 zoning is inappropriate.
	x		9/6/05	C009	R2	B2	Opposed. Traffic is already heavy in neighborhood; B2 zoning would cause additional cars going to and from business parking lots.
	x		9/7/05	C009	R2	B2	Approval of request would constitute spot zoning; decrease in home values.
	x		9/7/05	C009	R2	B2	Opposed. Existing traffic problems are deteriorating makeup of neighborhood; speeding problems on Ring Factory Road; safety of children and seniors.
	x		9/7/05	C009	R2	B2	Object to rezoning this property B2.
	x		9/8/05	C009	R2	B2	Opposed.
x			9/8/05	C009	R2	B2	Opposed. Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	C009	R2	B2	Opposed. Rezoning would increase traffic on Route 924 and West Ring Factory Road; would not be able to handle volume of traffic that would be stopped to allow entrance and exit to these locations.
	x		9/8/05	C009	R2	B2	Opposed to zoning changes from residential to business.
x			9/8/05	C009	R2	B2	Opposed. Will affect residential property values, traffic safety, and school safety; environmental concerns.
	x		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C009	R2	B2	Adverse effect on their neighborhood and traffic concerns.
	x		9/8/05	C009	R2	B2	Existing traffic problem in this area; more businesses will increase the chance for fatal accidents; enough existing businesses within one mile of this area.
	x		9/8/05	C009	R2	B2	Traffic congestion; no new commercial is needed in the area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	C009	R2	B2	Traffic congestion and safety concerns for school children.
	x		9/8/05	C009	R2	B2	Opposed. Detrimental to surrounding neighborhoods; would negatively change traffic pattern at intersection.
	x		9/8/05	C009	R2	B2	Traffic concerns, outdated traffic studies; West Riding is over the limit as to the number of homes using one entrance and exit and added traffic will cause police, fire, and rescue vehicle issues.
	x		9/8/05	C009	R2	B2	Effect the value of homes; increased traffic and pedestrian traffic.
	x		9/8/05	C009	R2	B2	Opposed. Increased traffic.
	x		9/8/05	C009	R2	B2	Opposed. Traffic congestion at the intersection of West Riding / 924.
	x		9/8/05	C009	R2	B2	Traffic congestion and safety concerns for bus riders and pedestrians.
x			9/8/05	C009	R2	B2	Opposed. Rezoning is not compatible with the existing residential zoning of the area; past attempt to rezone these properties was denied as spot zoning; do not need more commercial zoning; not compatible with Master Plan.
	x		9/8/05	C009	R2	B2	Too many businesses in this corridor already.
	x		9/8/05	C009	R2	B2	Opposed.
x			9/8/05	C009	R2	B2	Opposed. Will affect residential property values, traffic safety, and school safety; environmental concerns.
	x		9/8/05	C009	R2	B2	Traffic congestion and noise pollution already exist; additional businesses will add to the problem.
	x		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C009	R2	B2	Opposed to new zoning in this area; enough in this area already.
	x		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C009	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C009	R2	B2	Opposed. There is sufficient existing business zoning.
	x		9/8/05	C009	R2	B2	Corner already has a lot of traffic congestion and accidents; rezoning will make situation worse.
	x		9/8/05	C009	R2	B2	Opposed to rezoning in this area, there is already enough.
x			9/8/05	C009	R2	B2	Opposed. Will affect residential property values; traffic safety, and school safety; environmental concerns.
	x		9/8/05	C009	R2	B2	Traffic congestion and proximity to Ring Factory school and a church.
	x		9/9/05	C009	R2	B2	Opposed.
	x		9/9/05	C009	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
x			9/9/05	C009	R2	B2	Opposed. Traffic concerns.
	x		9/9/05	C009	R2	B2	Area has every convenience needed; do not need more; traffic is already a problem.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C009	R2	B2	Traffic in this area is out of control; additional building or businesses in this immediate area will add to the overcrowded conditions in this area.
	x		9/9/05	C009	R2	B2	Opposed. Traffic congestion; change character of neighborhood.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning, rejected during last Comprehensive Rezoning; surrounding property is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed. Area along Route 924 between Bel Air and Plumtree is residential and clear of B2; rezoning would seriously detract from aesthetics; traffic concerns, new traffic will be generated from the future Patterson Mill School; safety concerns for Ring Factory Elementary School children; enough existing shopping centers.
	x		9/9/05	C009	R2	B2	Opposed. Strip malls would detract from aesthetics of area; add traffic volume already overburdened; safety issues; already abundance of shopping centers in this area.
x			9/9/05	C009	R2	B2	Opposed. Already have shopping at Festival and gas stations closer; don't need more commercial.
	x		9/9/05	C009	R2	B2	Opposed. No new business needed to serve the needs of the community.
	x		9/9/05	C009	R2	B2	Opposed. Increased traffic; enough goods and services.
	x		9/9/05	C009	R2	B2	Requested changes will negatively affect West Riding and other residential areas; plenty of existing sites to accommodate businesses.
	x		9/9/05	C009	R2	B2	Already congested area, do not need more traffic; safety issues; already vacant stores all around the County.
	x		9/9/05	C009	R2	B2	Opposed. Inappropriate for gas station/convenience store next to elementary school.
	x		9/9/05	C009	R2	B2	Opposed. Spot zoning; inappropriate use with surrounding residential properties.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Traffic in the area is problematic and will get worse if approved; concerned with increased taxes.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C009	R2	B2	Opposed. No further business zoning needed; residential area; enough traffic as is.
	x		9/9/05	C009	R2	B2	Change would adversely affect neighborhood and traffic; additional traffic would pose safety issues for students going to nearby schools.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed. Corner of Ring Factory Road and Route 924 is dangerous; existing traffic congestion; lack of need for the rezoning; further commercialization concerns.
	x		9/9/05	C009	R2	B2	Opposed. No new commercial needed.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
	x		9/9/05	C009	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	x		9/9/05	C009	R2	B2	Traffic concerns; no more service stations or shopping areas needed.
	x		9/9/05	C009	R2	B2	Opposed. Commercial development will increase traffic and change residential nature of area.
	x		9/9/05	C009	R2	B2	Traffic congestion already exists; signage is unattractive and intrusive; not in best interest of residential neighborhood which is already overcrowded.
	x		9/9/05	C009	R2	B2	Opposed. Traffic issues; display of business signs would further devalue residential properties.
	x		9/9/05	C009	R2	B2	Opposed. Traffic at 924/ West Riding.
	x		9/9/05	C009	R2	B2	924 and Ring Factory Road are unable to handle increased traffic; negative impacts on four neighborhoods; increased traffic would result in safety issues for children attending elementary school.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed. Loss of residential character, no new commercial needed.
	x		9/9/05	C009	R2	B2	Traffic is already an issue; a business will cause more congestion which would affect neighborhood.
	x		9/9/05	C009	R2	B2	Opposed. Major changes occurring in area; no additional changes should be made until traffic patterns and safety are impacted.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C009	R2	B2	Not compatible with existing residential zoning; spot zoning; previously denied; enough commercial services exist; not compatible with Master Plan; inappropriate.
	x		9/9/05	C009	R2	B2	Opposed. Adversely effect residential aspects of community and increase traffic problems.
	x		9/9/05	C009	R2	B2	Opposed.
	x		9/9/05	C009	R2	B2	Concerned with possibility of a service station or shopping center near intersection; overcrowded; ruining residential community; rebuild and revitalize downtown area.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	No more business needed; traffic concerns.
	x		9/9/05	C009	R2	B2	Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed.
	x		9/9/05	C009	R2	B2	Opposed. Spot zoning impacting residential neighborhood and traffic; inconsistent with Master Plan; County already over-zoned for commercial.
	x		9/9/05	C009	R2	B2	Properties are in the middle of residential area; will invite more businesses if approved and will destroy beautiful nature of residential neighborhood.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C009	R2	B2	Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in the County; affect quality of life.
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C009	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/13/05	C009	R2	B2	Commercial development would alter beautiful residential area and effect property values; increase in traffic; enough commercial areas in Harford County.
x			8/15/05	C010	R2	B2	Opposed. Will increase traffic; there is plenty of empty commercial that can be utilized.
		x	8/31/05	C010	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
		x	9/1/05	C010	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
	x		9/1/05	C010	R2	B2	Opposed. Adjacent property owner - quiet peaceful neighborhood surrounded by houses; enjoy my yard with family; business would not fit and would hurt our experience.
		x	9/1/05	C010	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
	x		9/1/05	C010	R2	B2	Traffic issues; need more schools and utilities; stop building and rezoning residential to business.
		x	9/1/05	C010	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C010	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
	x		9/1/05	C010	R2	B2	Opposed. Property should stay as it is.
	x		9/3/05	C010	R2	B2	Concerned with traffic on West Ring Factory Rd. between 924 and 24; should be surveyed before making any zoning changes.
	x		9/6/05	C010	R2	B2	Safety of children and neighborhood; traffic on Ring Factory and 924; schools - 1 on each side Homestead Wakefield and Ring Factory; value of home/real estate; enough commercial land in Bel Air.
	x		9/6/05	C010	R2	B2	Opposed. Lots are surrounded by residential development; don't recommend any business zoning; R2 allows some businesses.
	x		9/6/05	C010	R2	B2	Opposed. Keep older, stable communities residential; keep commercial properties in designated areas.
	x		9/6/05	C010	R2	B2	Opposed. Older, stable communities around Bel Air should be kept residential; commercial properties should be kept in their designated areas; B2 zoning is inappropriate.
	x		9/6/05	C010	R2	B2	Opposed. Traffic is already heavy in neighborhood; B2 zoning would cause additional cars going to and from business parking lots.
	x		9/7/05	C010	R2	B2	Traffic congestion concerns; plenty of existing businesses to accommodate residents.
	x		9/8/05	C010	R2	B2	Opposed.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	C010	R2	B2	Opposed. Rezoning would increase traffic on Route 924 and West Ring Factory Road; would not be able to handle volume of traffic that would be stopped to allow entrance and exit to these locations.
	x		9/8/05	C010	R2	B2	Opposed to any zoning change from residential to business.
x			9/8/05	C010	R2	B2	Opposed. Will affect residential property values; traffic safety; school safety; environmental concerns.
	x		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C010	R2	B2	Adverse effect on neighborhood and traffic concerns.
	x		9/8/05	C010	R2	B2	Existing traffic problem in this area; more businesses will increase the chance for fatal accidents; enough existing businesses within one mile of this area.
	x		9/8/05	C010	R2	B2	Traffic congestion; no new commercial is needed in the area.
	x		9/8/05	C010	R2	B2	Traffic congestion and safety concerns for school children.
	x		9/8/05	C010	R2	B2	Opposed. Detrimental to surrounding neighborhoods; would negatively change traffic pattern at intersection.
	x		9/8/05	C010	R2	B2	Traffic concerns, outdated traffic studies; West Riding is over the limit as to the number of homes using one entrance and exit and added traffic will cause police, fire, and rescue vehicle issues.
	x		9/8/05	C010	R2	B2	Surrounded by residential neighborhoods and elementary school; keep older, residential communities intact.
	x		9/8/05	C010	R2	B2	Effect the value of homes; increased traffic and pedestrian traffic.
x			9/8/05	C010	R2	B2	Opposed. Ring Factory neighborhood is well maintained; traffic is already heavy; close proximity to Ring Factory Elementary School.
	x		9/8/05	C010	R2	B2	Opposed. Increased traffic.
	x		9/8/05	C010	R2	B2	Traffic congestion and safety concerns for bus riders and pedestrians.
	x		9/8/05	C010	R2	B2	Opposed. Traffic congestion; no new commercial is needed in this area.
x			9/8/05	C010	R2	B2	Opposed. Rezoning is not compatible with the existing residential zoning of the area; past attempt to rezone these properties was denied as spot zoning; do not need more commercial zoning; not compatible with Master Plan.
	x		9/8/05	C010	R2	B2	Too many businesses in this corridor already.
	x		9/8/05	C010	R2	B2	Traffic concerns - congestion and excessive speed, safety concerns for children.
	x		9/8/05	C010	R2	B2	Opposed. Traffic at 924/ Ring Factory.
	x		9/8/05	C010	R2	B2	Opposed.
		x	9/8/05	C010	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
x			9/8/05	C010	R2	B2	Opposed. Will affect residential property values; traffic safety; school safety; environmental concerns.
	x		9/8/05	C010	R2	B2	Traffic congestion and noise pollution already exist; additional businesses will add to the problem.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C010	R2	B2	Traffic congestion and safety concerns at Plumtree and Patterson Mill; no new commercial needed.
	x		9/8/05	C010	R2	B2	Opposed. Decreased home values; traffic concerns; Master Plan states no new commercial needed in the Bel Air area.
	x		9/8/05	C010	R2	B2	Opposed to new zoning in this area; enough in this area already.
	x		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C010	R2	B2	Traffic congestion concerns; no new commercial needed.
	x		9/8/05	C010	R2	B2	Opposed. No new commercial is needed.
	x		9/8/05	C010	R2	B2	Opposed. There is sufficient existing business zoning.
	x		9/8/05	C010	R2	B2	Opposed to rezoning in this area; there is already enough.
	x		9/8/05	C010	R2	B2	Too much traffic in residential neighborhood; Ring Factory Road and 924 intersection already very dangerous.
x			9/8/05	C010	R2	B2	Opposed. Will affect residential property values; traffic safety, and school safety; environmental concerns.
	x		9/9/05	C010	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
x			9/9/05	C010	R2	B2	Opposed. Traffic concerns.
	x		9/9/05	C010	R2	B2	Area has every convenience needed; do not need more; traffic is already a problem.
	x		9/9/05	C010	R2	B2	Opposed. Traffic concerns - unsafe intersection, congestion, no traffic light, history of accidents, safety concerns for school buses, emergency vehicle access; West Riding has approximately 250 homes, new development will add 50 homes with only one access point into the neighborhoods.
	x		9/9/05	C010	R2	B2	Opposed. Traffic congestion, change character of neighborhood for children.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning, rejected during last Comprehensive Rezoning; surrounding property is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Opposed. Area along Route 924 between Bel Air and Plumtree is residential and clear of B2; rezoning would seriously detract from aesthetics; traffic concerns, new traffic will be generated from the future Patterson Mill School; safety concerns for Ring Factory Elementary School children; enough existing shopping centers.
	x		9/9/05	C010	R2	B2	Opposed. Strip malls would detract from aesthetics of area; add traffic volume already overburdened; safety issues; already abundance of shopping centers in this area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C010	R2	B2	Opposed. No new business needed to serve the needs of the community.
	x		9/9/05	C010	R2	B2	Opposed. Increased traffic; enough goods and services.
	x		9/9/05	C010	R2	B2	Opposed to zoning changes from R2 to B2 for this location and for C007 and C008.
	x		9/9/05	C010	R2	B2	Opposed.
	x		9/9/05	C010	R2	B2	Requested changes will negatively affect West Riding and other residential areas; plenty of existing sites to accommodate businesses.
	x		9/9/05	C010	R2	B2	Opposed. Inappropriate for gas station/convenience store next to elementary school.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Opposed. No further business zoning needed; residential area; enough traffic as is.
	x		9/9/05	C010	R2	B2	Change would adversely affect neighborhood and traffic.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Opposed. No new commercial needed.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Opposed.
	x		9/9/05	C010	R2	B2	Opposed. Residential neighborhood; should not be rezoned.
	x		9/9/05	C010	R2	B2	Opposed. Traffic congestion, intersection at Rt. 924.
	x		9/9/05	C010	R2	B2	Traffic concerns; no more service stations or shopping areas needed.
	x		9/9/05	C010	R2	B2	Opposed. Commercial development will increase traffic and change residential nature of area.
	x		9/9/05	C010	R2	B2	Traffic congestion already exists; signage is unattractive and intrusive; not in best interest of residential neighborhood which is already overcrowded.
	x		9/9/05	C010	R2	B2	Opposed. Traffic is burdensome and dangerous, causing safety issues for children attending Ring Factory Elementary.
	x		9/9/05	C010	R2	B2	Opposed. Traffic at 924/ West Riding.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C010	R2	B2	Opposed. Increased traffic, safety.
	x		9/9/05	C010	R2	B2	924 and Ring Factory Road are unable to handle increased traffic; negative impacts on four neighborhoods; increased traffic would result in safety issues for children attending elementary school.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Traffic is already an issue; a business will cause more congestion which would affect neighborhood.
	x		9/9/05	C010	R2	B2	Opposed. Major changes occurring in area; no additional changes should be made until traffic patterns and safety are impacted.
	x		9/9/05	C010	R2	B2	Not compatible with existing residential zoning; spot zoning; previously denied; enough commercial services exist; not compatible with Master Plan; inappropriate.
	x		9/9/05	C010	R2	B2	Opposed. Adversely effect residential aspects of community and increase traffic problems.
	x		9/9/05	C010	R2	B2	Opposed.
	x		9/9/05	C010	R2	B2	Opposed. Area already overdeveloped with unacceptable traffic congestion; no commercial development in this residential area.
	x		9/9/05	C010	R2	B2	Concerned with possibility of a service station or shopping center near intersection; overcrowded; ruining residential community; rebuild and revitalize downtown area.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	No more business needed; traffic concerns.
	x		9/9/05	C010	R2	B2	Opposed. Original deed stated only a doctor's or dentist office or a church could be built in Colonial Acres; traffic concerns.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Rezoning not in best interest of community; traffic congestion and safety are already issues.
	x		9/9/05	C010	R2	B2	Opposed. Traffic congestion and safety issues.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Moved to Bel Air to be in a rural area; it is becoming a congested urban area; Route 924 is already crowded with traffic; no need for more convenience stores, gas stations, etc.
	x		9/9/05	C010	R2	B2	Opposed. Spot zoning impacting residential neighborhood and traffic; inconsistent with Master Plan; County already over-zoned for commercial.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/9/05	C010	R2	B2	Opposed. Increase in traffic volume; impact on health; environmental factors; surplus of commercial properties in the County; affect quality of life.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
x			9/9/05	C010	R2	B2	Opposed. Spot zoning; rejected during last Comprehensive Rezoning; area is residential; commercial services exist already on 24; stick to Master Plan.
	x		9/12/05	C010	R2	B2	Opposed. Also opposed to C007, C008, and C009.
x			9/13/05	C010	R2	B2	Commercial development would alter beautiful residential area and effect property values; increase in traffic; enough commercial areas in Harford County.
x			8/25/05	C013	R/RR	R1	Opposed. Opening stub road to Vaughn Project would increase traffic thru the neighborhood; possible use of city water and sewage would require hook up at great expense; conversion of quiet neighborhood to a thoroughfare thru Fairway to Wheel Road; concerned with underground lines and impact on schools.
	x		9/1/05	C013	R/RR	R1	Opposed. Increase traffic on inadequate streets; negative impact on well and septic; strains on electrical power; change in character of area.
		x	9/1/05	C013	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
x			9/1/05	C013	R/RR	R1	Opposed. Opening stub road (Clearwater) would increase traffic through neighborhood; use of city water and sewer would require hookup to homes at great expense; impact on schools; issues with phone and electrical lines during storms. (Petition signed by 7)
		x	9/8/05	C013	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
		x	9/8/05	C013	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/8/05	C013	R/RR	R1	From Fairway Community; concerns with connecting road through their community; traffic and safety concerns; negative impact on community. (Petition signed by 90)
	x		9/9/05	C013	R/RR	R1	Opposed. Residences will add to heavy traffic on Wheel Road; schools already overcrowded; utilities stressed; drainage inadequate; need to maintain open space in the County to serve environment and wildlife.
	x		9/9/05	C013	R/RR	R1	Opposed. Traffic; schools overcapacity; utilities; drainage; loss of open space.
	x		9/9/05	C013	R/RR	R1	Opposed. Residences will add to heavy traffic on Wheel Road; schools already overcrowded; utilities stressed; drainage inadequate; need to maintain open space in the County to serve environment and wildlife.
	x		9/9/05	C013	R/RR	R1	Opposed. Outside Development Envelope; inappropriate to designate an urban density.
x			8/25/05	C013-1	R/RR	R1	Opposed. Opening stub road to Vaughn Project would increase traffic thru the neighborhood; possible use of city water and sewage would require hook up at great expense; conversion of quiet neighborhood to a thoroughfare thru Fairway to Wheel Road; concerned with underground lines and impact on schools.
	x		9/1/05	C013-1	R/RR	R1	Opposed. Increase traffic on inadequate streets; negative impact on well and septic; strains on electrical power; change in character of area.
		x	9/1/05	C013-1	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
x			9/1/05	C013-1	R/RR	R1	Opposed. Opening stub road (Clearwater) would increase traffic through neighborhood; use of city water and sewer would require hookup to homes at great expense; impact on schools; issues with phone and electrical lines during storms. (Petition signed by 7)
		x	9/8/05	C013-1	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
		x	9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
		x	9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
		x	9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
	x		9/9/05	C013-1	R/RR	R1	Opposed. Residences will add to heavy traffic on Wheel Road; schools already overcrowded; utilities stressed; drainage inadequate; need to maintain open space in the County to serve environment and wildlife.
	x		9/9/05	C013-1	R/RR	R1	Opposed. Traffic; schools overcapacity; utilities; drainage; loss of open space.
	x		9/9/05	C013-1	R/RR	R1	Not opposed if access is only through Fairway; is opposed if access is through Fairway and Cedar Lane.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/9/05	C013-1	R/RR	R1	From Fairway Community - concerns with connecting road through community; traffic and safety concerns; negative impact on community. (Petition signed by 110)
	x		9/9/05	C013-1	R/RR	R1	Opposed. Residences will add to heavy traffic on Wheel Road; schools already overcrowded; utilities stressed; drainage inadequate; need to maintain open space in the County to serve environment and wildlife.
	x		9/9/05	C013-1	R/RR	R1	Opposed. Outside Development Envelope; inappropriate to designate an urban density.
x			8/8/05	C014	AG	R1	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C014	AG	R1	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
	x		9/1/05	C014	AG	R1	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C014	AG	R1	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C014	AG	R1	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
		x	9/7/05	C014	AG	R1	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C014	AG	R1	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C014	AG	R1	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
	x		not dated	C014	AG	R1	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised (Petition signed by 85)
x			8/8/05	C015	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C015	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C015	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
x			9/1/05	C015	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
	x		9/1/05	C015	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
	x		9/1/05	C015	AG	R2	Opposed. Don't want new homes built on property, especially townhouses; all single family homes in the Camelot development.
		x	9/1/05	C015	AG	R2	Would prefer R1; does not want townhouses; nice neighborhood; traffic is bad; should be a building moratorium.
		x	9/1/05	C015	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
	x		9/4/05	C015	AG	R2	Rezoning to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; parcels between Ring Factory and Winter's Run, are close to Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams.
		x	9/7/05	C015	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C015	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C015	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C015	AG	R2	Opposed.
	x		9/9/05	C015	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x				C015	AG	R2	Opposed. Will increase traffic, overcrowded schools, safety of children, do not want public sewer, taxes will be raised. (Petition signed by 85)
	x		9/7/05	C016	R2	RO	Traffic concerns; pollution.
		x	9/1/05	C017	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
		x	9/1/05	C017	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
		x	9/1/05	C017	R2	B3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/9/05	C017	R2	B3	Located at crest of Lake Fanny Hill on curve - dangerous location; adding businesses would disregard safety for citizens.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C017	R2	B3	Opposed. Location on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned for commercial.
		x	9/1/05	C018	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
		x	9/1/05	C018	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
		x	9/1/05	C018	R2	B3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/9/05	C018	R2	B3	Located at crest of Lake Fanny Hill on curve - dangerous location; adding businesses would disregard safety for citizens.
	x		9/9/05	C018	R2	B3	Opposed. Location on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned for commercial.
x			8/4/05	C019	R1	RO	Opposed. Stop commercialism of the area; concerned for residential community and property values.
		x	9/1/05	C019	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
	x		9/7/05	C019	R1	RO	Request would introduce office activity into residential area; new school makes a good buffer between this property and commercialization at the Route 924 intersection; area north of the school should remain residential.
	x		9/8/05	C019	R1	RO	Suited for RO zoning; corner lot with accesses on MD 924 and Patterson Mill Road; traffic density makes it undesirable for a residence; recent traffic signal at Route 924 and Patterson Mill Road; RO zoning allows low impact use that can provide local services and employment for residents; impact is less than additional housing; property is a wildlife haven and may not be able to maintain it; alternative is to sell to developer; property was granted special exception to permit assisted living facility.
x			8/4/05	C020	R1	RO	Opposed. Stop commercialism of the area; concerned for residential community and property values.
		x	9/1/05	C020	R1	RO	Changes should be in best interest of all citizens, not just a few.
		x	9/1/05	C020	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
	x		9/7/05	C020	R1	RO	Request would introduce office activity into residential area; new school makes a good buffer between this property and commercialization at the Route 924 intersection; area north of the school should remain residential.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	C020	R1	RO	Surrounds C019 with frontage on both roads; traffic density make property undesirable for family residence; recent installation of traffic signal at Route 924 and Patterson Mill Road; RO zoning allows low impact use that can provide local services and employment; impact of RO zoning is less than additional housing; property is a wildlife haven and may not be able to maintain it; alternative is to sell to developer; property was granted special exception to permit assisted living facility.
		x	9/1/05	C021	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
		x	9/1/05	C021	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
	x		9/9/05	C021	R2	B3	Located at crest of Lake Fanny Hill on curve - dangerous location; adding businesses would disregard safety for citizens.
	x		9/9/05	C021	R2	B3	Opposed. Location on crest of hill creating dangerous traffic patterns; adjacent to established residential community; inconsistent with Master Plan; County already over-zoned for commercial.
x			8/8/05	C022	R1	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C022	R1	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
	x		9/1/05	C022	R1	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C022	R1	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
	x		9/4/05	C022	R1	R2	Rezoning to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; parcels between Ring Factory and Winter's Run, are close to Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams.
		x	9/7/05	C022	R1	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C022	R1	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C022	R1	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C022	R1	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C022	R1	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C022	R1	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C022	R1	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C022	R1	R2	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised. (Petition signed by 85)
x			8/8/05	C023	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C023	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C023	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.
x			9/1/05	C023	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
	x		9/1/05	C023	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C023	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/1/05	C023	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/7/05	C023	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C023	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C023	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C023	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C023	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C023	AG	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C023	AG	R2	Opposed.
	x		9/9/05	C023	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C023	AG	R2	Opposed. Will increase traffic, overcrowded schools, safety of children, do not want public sewer, taxes will be raised. (Petition signed by 85)
x			8/8/05	C024	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C024	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C024	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.
x			9/1/05	C024	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/1/05	C024	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C024	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C024	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/7/05	C024	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C024	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C024	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C024	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C024	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C024	AG	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C024	AG	R2	Opposed.
	x		9/9/05	C024	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C024	AG	R2	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised. (Petition signed by 85)
x			8/8/05	C025	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C025	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
	x		9/1/05	C025	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	C025	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C025	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/4/05	C025	AG	R2	Rezoning to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; parcels between Ring Factory and Winter's Run, are close to Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams.
		x	9/7/05	C025	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C025	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C025	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C025	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C025	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C025	AG	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C025	AG	R2	Opposed.
	x		9/9/05	C025	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C025	AG	R2	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised. (Petition signed by 85)
x			8/8/05	C026	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		8/8/05	C026	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C026	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.
x			9/1/05	C026	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
		x	9/1/05	C026	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C026	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/7/05	C026	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C026	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C026	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C026	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available; suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C026	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C026	AG	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C026	AG	R2	Opposed.
	x		9/9/05	C026	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C026	AG	R2	Opposed. Will increase traffic, overcrowded schools, safety of children, do not want public sewer, taxes will be raised. (Petition signed by 85)

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			8/8/05	C027	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C027	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C027	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
x			9/1/05	C027	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
	x		9/1/05	C027	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C027	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C027	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
	x		9/4/05	C027	AG	R2	Rezoning to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; parcels between Ring Factory and Winter's Run, are close to Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams.
		x	9/7/05	C027	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C027	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C027	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available. Suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C027	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available. Suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C027	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C027	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C027	AG	R2	Opposed. Will increase traffic, overcrowded schools, safety of children, do not want public sewer, taxes will be raised. (Petition signed by 85)
x			8/8/05	C028	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C028	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
	x		9/1/05	C028	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.
		x	9/1/05	C028	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C028	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C028	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
	x		9/4/05	C028	AG	R2	Rezoning to R2 is excessive; Rural Residential is more appropriate; land on both sides of road drain into a stream that feeds into Winter's Run; parcels between Ring Factory and Winter's Run, are close to Winter's Run; properties have steep grades; high density housing would increase the runoff into these streams.
		x	9/7/05	C028	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C028	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C028	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available. Suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	C028	AG	R2	Does not have sewage capabilities and will cost surrounding residents a lot of money to make available. Suggest RR instead of R1 or R2 to reduce density and keep compatible with current rural uses surrounding property and eliminate need for public sewer.
	x		9/9/05	C028	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C028	AG	R2	Land is within the Development Envelope and consistent with Master Plan; R1 zoning would be acceptable; if unable to continue farming property, they should be allowed to carefully develop it.
	x		9/9/05	C028	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C028	AG	R2	Opposed. Will increase traffic; overcrowded schools; safety of children; do not want public sewer; taxes will be raised. (Petition signed by 85)
		x	9/1/05	C029	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C030	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C033	R2	B3	Opposed to commercial development; small lots on septic; enough businesses and traffic already.
	x		9/13/05	C033	R2	B3	Opposed.
x			8/8/05	C034	AG	R2	Traffic volume and safety issues, road restrictions and paving issues; need for new educational facilities and sewer station/system; increase pressure on current residents to accept "pass through right of way" construction to feed new community; consider rezoning to R1 seems logical and compatible.
	x		8/8/05	C034	AG	R2	Opposed. Traffic concerns, road restrictions, paving issues; overcrowded schools; residents do not want to hook up to sewer and water.
		x	9/1/05	C034	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.
x			9/1/05	C034	AG	R2	Opposed. Adjacent neighborhoods consist of single family homes on large lots; townhouses would change the character of the neighborhood; road access via Somerville and Ring Factory are both very narrow; Land Use Plan calls for Low Intensity; consider R1 instead of R2.
	x		9/1/05	C034	AG	R2	Opposed. R2 zoning for these areas is inappropriate; R1 or RR zoning would be the preferred alternative.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	C034	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
		x	9/1/05	C034	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
		x	9/1/05	C034	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
		x	9/7/05	C034	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
		x	9/8/05	C034	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
	x		9/9/05	C034	AG	R2	Opposed. Traffic on Whitaker Mill Rd./ bridge; R2 would force existing homes to connect to water and sewer which would be an unnecessary financial burden.
	x		9/9/05	C034	AG	R2	Opposed. Currently do not have infrastructure in place; when infrastructure is available, R1 zoning would be most appropriate.
x			not dated	C034	AG	R2	Opposed. Will increase traffic, overcrowded schools, safety of children, do not want public sewer, taxes will be raised. (Petition signed by 85)

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District D

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	D001	B2/AG	B2	Spot zoning; inconsistent with Master Plan.
	x		9/8/05	D001	B2/AG	B2	Opposed.
	x		9/8/05	D001	B2/AG	B2	Opposed. Inconsistent with Master Plan, Zoning Code update uncertainty.
		x	8/31/05	D024	AG	VB	Spot zoning; inconsistent with Master Plan.
	x		9/2/05	D024	AG	VB	Will not increase traffic or impact infrastructure; other properties on Rt. 165 are classified VB; this is the only property being considered for reclassification in the entire area bounded by Rocks Spring Road, Norrisville Road, and the MD line.
	x		9/8/05	D024	AG	VB	Opposed. Inconsistent with Master Plan, Zoning Code update uncertainty.
		x	9/8/05	D024	AG	VB	Opposed. Farmers being squeezed out by development; slow growth down.
x			9/1/05	D027	AG	B3	Supports request. Areas that border Rt. 136 and 165 - rural village is not an accurate description; new developments are planned right across the Mason Dixon line, and we need to keep pace with what will be needed for these new residents, including business and services.
	x		9/8/05	D027	AG	B3	Opposed. No new commercial is needed.
		x	9/8/05	D027	AG	B3	Supports request. Located across from Delta Lumber; change in area, especially increase in traffic; is surrounded by businesses; services are needed in area due to development in Pennsylvania.
	x		9/2/05	D028	AG	RR	Opposed. Future development could conceivably be approved, allowing connection to the cul-de-sac on Christopher Rd.; purchased home because of private setting.
	x		9/8/05	D028	AG	RR	Opposed. Outside Development Envelope; violates Master Plan; area could not handle impact of these additional homes on traffic, wells, schools, and aesthetic value of McMansions.
	x		9/9/05	D028	AG	RR	Johnson Mill Road is a narrow, winding, dangerous country road; houses are currently being built and traffic will become more dangerous; layout of the land and road will not support more houses in this location.
	x		8/24/05	D029	VB	B3	Opposed. Traffic bad already at this corner.
	x		9/2/05	D029	VB	B3	Opposed. Object to any zoning change that allowed the owner to do whatever they wanted.
	x		9/3/05	D029	VB	B3	Opposed. Will conflict with my business (Dublin Market).

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
	x		9/3/05	D029	VB	B3	Opposed. Overlooked junkyard, burial of cars and parts on property, and burnings conducted without permits for the last 20 years; rezoning will be bad for the community, property values, and the surplus of commercial land in area.
	x		9/5/05	D029	VB	B3	Opposed. Would give unlimited authority to do whatever owner wants with the property; we do not have that privilege with our property.
	x		9/5/05	D029	VB	B3	Opposed. Open ended zoning is too vague as to what this property will be used for.
	x		9/5/05	D029	VB	B3	Opposed. Currently an inactive used car lot and creating an eyesore; B3 should not be granted in any residential area.
	x		9/5/05	D029	VB	B3	Opposed. Open ended zoning is too vague as to what this property will be used for.
	x		9/6/05	D029	VB	B3	Opposed to giving the owner ability to turn the current business into anything the owner wants; community should have the right to know what exactly the owner wants to do with the lot.
	x		9/7/05	D029	VB	B3	Opposed. Will increase traffic.
	x		9/8/05	D029	VB	B3	Opposed. Whiteford is not suited for business districts.
	x		8/24/05	D030	VR	VB	Opposed. High water table in Dublin means toxic auto fluids that spill or leak into the ground would cause hardship on wells; many wells in area are shallow; property already contains environmental hazards; rezoning would add to danger.
	x		9/2/05	D030	VR	VB	Opposed. Increase traffic; increased noise; unfamiliar people in and around the neighborhood, maybe cancer causing agents that could contaminate the water supply; possible devalue of property; future abuse of permit or zoning change.
	x		9/3/05	D030	VR	VB	Opposed. Will conflict with my business (Dublin Market).
	x		9/3/05	D030	VR	VB	Opposed. Overlooked junkyard, burial of cars and parts on property, and burnings conducted without permits for the last 20 years; rezoning will be bad for the community, property values, and the surplus of commercial land in area.
	x		9/5/05	D030	VR	VB	Opposed. Petroleum products concerning pollution; will it lower or raise the value of our property; uninvited people in our neighborhood; more traffic at a somewhat dangerous intersection.
	x		9/5/05	D030	VR	VB	Opposed. Will increase traffic; overcrowd intersection; invites strangers into our community; raise noise level; devaluation of property values; chance of pollutants from petroleum products.
	x		9/5/05	D030	VR	VB	Opposed. It will devalue property; increase traffic and overcrowd intersection; strangers entering the community raises concern for young children.
	x		9/6/05	D030	VR	VB	Opposed. Dublin has enough traffic and noise now.
	x		9/7/05	D030	VR	VB	Opposed. Will increase traffic.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/8/05	D030	VR	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D030	VR	VB	Against losing agricultural land and increasing development in this area.
x			9/14/05	D032	AG	B3	No negative effect on environment, infrastructure, schools or neighborhood; restrictions imposed by AG zoning make it difficult to continue operation.
	x		8/26/05	D034	AG	RR	Opposed. Concerned with amount of building; decreased water supply and increased taxes.
	x		9/1/05	D034	AG	RR	School overcrowding; congested roads; decrease in property values and quality of life; should take steps to maintain value of homes by limiting supply; do not rezone agricultural land to residential; if we must rezone, ensure that all rural residential developments require at least two acres.
		x	9/8/05	D034	AG	RR	Supports request. Development has made farming difficult; now surrounded by houses; 25 feet outside Development Envelope.
	x		9/8/05	D034	AG	RR	Opposed. Outside Development Envelope; violates Master Plan; lot would already yield 20 lots as AG.
	x		9/8/05	D034	AG	RR	Opposed. Large farm outside the Development Envelope; stick to the Master Plan.
	x		9/9/05	D034	AG	RR	Chestnut Hill and Johnson Mill Roads are already crowded and dangerous due to excessive housing construction; they cannot support traffic from additional houses.
		x	9/8/05	D035	AG	B1	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D035	AG	B1	Opposed. Property is close to two intersections and Route 136 is heavily traveled; unsafe.
		x	9/8/05	D035	AG	B1	Opposed. Traffic concerns a sufficient vacant commercial - should concentrate on revitalizing existing commercial.
		x	9/8/05	D035	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
		x	9/8/05	D036	AG	B1	Concerned about traffic; threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D036	AG	B1	Against losing agricultural land and increasing development in this area.
	x		9/8/05	D036	AG	B1	Opposed. Sign was put on the wrong property; neighborhood doesn't want the zoning change; located near two intersections, unsafe with the visibility on 136.
		x	9/8/05	D036	AG	B1	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/8/05	D036	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
	x		9/3/05	D041	AG	RR	Do not rezone until infrastructure can accommodate; schools already over capacity and traffic congestion is an issue.
	x		9/3/05	D046	AG	RR	Do not rezone until infrastructure can accommodate; schools already over capacity and traffic congestion is an issue.
	x		9/8/05	D047	AG	RR	There have been several accidents and deaths in this area; more homes would take away from the rural area; school capacity issues.
		x	9/8/05	D047	RR	AG	Master Plan calls for AG in area - should remain AG; traffic at Prospect and Davis Corner; don't push generations of farmers out.
		x	9/8/05	D047	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
	x		9/8/05	D047	AG	RR	Opposed. Not consistent with the Master Plan, would impact area; traffic collisions at Davis Corner Road/Prospect Road exist and would get worse.
	x		9/8/05	D047	AG	RR	Opposed. Not consistent with the Master Plan, would impact area; traffic collisions at Davis Corner Road/Prospect Road exist and would get worse.
	x		9/8/05	D047	AG	RR	Opposed. Spot zoning, area is totally agricultural, road is narrow and windy.
x			8/12/05	D048	AG	RR	Opposed. Would place residential zoning in the middle of farmland; 200+ acres are preserved and there are several operating farms in the area; a housing development would directly conflict with the agricultural activities that occur daily.
x			8/12/05	D048	AG	RR	Opposed. Own/operate adjacent farm; it is a Maryland Centennial Farm with 70 acres preserved; adjacent neighbors have preserved 130+ acres and other farms operate in the area; high density housing development would be in direct conflict with the farming activities that occur daily.
	x		8/31/05	D048	AG	RR	Opposed. RR is incompatible with all surrounding properties; two adjacent farms have already entered Harford County's Farmland Preservation Program; conversion to RR would risk viability of surrounding farms as our right to farm is constrained if high density housing is introduced; this could begin a domino effect of erasing farmland in one of Harford County's last remaining rural areas.
	x		9/8/05	D048	AG	RR	Opposed. Not in compliance with Master Plan; traffic; schools; impact on wells and schools.

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
		x	9/8/05	D048	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
	x		9/8/05	D048	AG	RR	Opposed. Concerned about increase in traffic; Ady Road increasingly supports traffic from PA and northern Harford County; new developments already being built.
	x		9/8/05	D048	AG	RR	Opposed. Parcel is a remainder as development rights have already been used.
	x		9/9/05	D048	AG	RR	Opposed to high density outside Development Envelope; negative impact on agriculture; infrastructure cannot handle sprawl.
	x		9/9/05	D048	AG	RR	For construction of 11 high class homes on 2.5+ acre lots; all perk; developed by family with hopes for a small community and better use of land.
		x	9/8/05	D051	VR	VB	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		x	9/8/05	D052	GI	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
	x		9/8/05	D052	GI	CI	Opposed. Request will affect integrity and aesthetic value of rural intersection and surrounding village of Whiteford.
		x	9/8/05	D053	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
	x		9/8/05	D053	AG	RR	Opposed. Traffic congestion; water supply of individual wells; fire protection; increased taxes to pay for the development; existing developments suffer.
		x	9/8/05	D053	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
	x		9/8/05	D053	AG	RR	Opposed. Water supply of existing wells, traffic congestion and safety; schools over capacity; increased taxes; fire protection.
		x	9/8/05	D053	AG	RR	Supports request. No longer has farming value due to development; location and size of property not conducive to farming because farm vehicles conflict with traffic congestion on roads.
		x	9/8/05	D053	AG	RR	Infrastructure concerns, wells and septic, schools; inconsistent with Master Plan.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and accessibility to roads in area. Lack of emergency personnel for area.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and accessibility to roads in area. Lack of emergency personnel for area.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and accessibility to roads in area. Lack of emergency personnel for area.
	x		9/9/05	D053	AG	RR	Opposed. Lack of schools and accessibility to roads in area. Lack of emergency personnel for area.
	x		9/9/05	D053	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D053	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D053	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D053	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools; a lot of undeveloped RR already exists.
		x	8/31/05	D054	AG	B3	Spot zoning; inconsistent with Master Plan.
	x		9/8/05	D054	AG	B3	Opposed. Inconsistent with Master Plan, Zoning Code update uncertainty.
x			9/9/05	D054	AG	B3	Supports request.
x			9/9/05	D054	AG	B3	Supports request.
x			9/9/05	D054	AG	B3	Supports request.
x			9/9/05	D054	AG	B3	Supports request.
	x		9/9/05	D054	AG	B3	Supports request.
x			9/12/05	D054	AG	B3	Supports request.
x				D054	AG	B3	Opposed. Traffic concerns, environmental issues, stormwater runoff.
x			9/9/05	D054	AG	B3	Supports request.
	x		9/8/05	D056	AG	RR	Against losing agricultural land and increasing development in this area.
		x	8/31/05	D057	B2	B3	Spot zoning; inconsistent with Master Plan.
	x		9/8/05	D057	B2	B3	Opposed. Impact on traffic, noise, and water; area is rural and should remain.
		x	9/8/05	D058	GI	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D058	GI	VB	Opposed. Already have water problems, lived here all my life and like it the way it is.
	x		9/8/05	D059	CI/GI/AG	VB	Opposed. Whiteford is know for the quarries and many deaths have occurred in this area; preserve the open spaces of Harford County.
	x		9/8/05	D059	CI/GI/AG	VB	Opposed. Already have water problems, lived here all my life and like it the way it is.
	x		9/8/05	D059-1	CI/GI/AG	AG	Opposed. Already have water problems, lived here all my life and like it the way it is.
	x		9/8/05	D059-1	CI/GI/AG	AG	Opposed. Owner plans to build homes, but site was historic slate mill; County should take a portion of parcel for parkland, let owner build on rest.
	x		8/31/05	D060	AG	B2	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and speed increase.
		x	8/31/05	D060	AG	B2	Inconsistent with Master Plan; do not need additional businesses.



Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
		x	8/31/05	D060	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
	x		8/31/05	D060	AG	B2	Opposed. Requests are not part of Master Plan; already a surplus of commercial development; roadways are inadequate for light industry; do not have water/sewer and land will not support increased demands on this.
	x		9/2/05	D060	AG	B2	Opposed. Is residential area; enough open space between Carsins Run and Bel Air to add businesses to; at least four strip malls struggling to make it; don't need anymore businesses in the area; decreased property values and traffic concerns.
	x		9/4/05	D060	AG	B2	Additional commercial or business uses will congest already busy roadway beyond capacity; addition of Ripken Stadium makes traffic unbearable; intersections are dangerous and there are many accidents; it would create a noisy and congested environment for my housing development.
	x		9/4/05	D060	AG	B2	Opposed. Will increase traffic, noise, and litter; loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; outside the Master Plan which set aside enough land for commercial development; three strip malls below full occupancy and a fourth being built, more commercial is not needed.
	x		9/4/05	D060	AG	B2	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	D060	AG	B2	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.
	x		9/5/05	D060	AG	B2	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; should be a halt to all building in the whole County.
	x		9/5/05	D060	AG	B2	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	D060	AG	B2	Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make our area unable to accommodate the increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife; changes involve land outside the Master Plan.
	x		9/5/05	D060	AG	B2	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings need to be built for business; do not want to pay higher taxes for water, sewerage, and road improvements to accommodate what will be necessary if these zoning request changes are approved.

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
	x		9/6/05	D060	AG	B2	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would increase noise, litter, and loss of wildlife.
x			9/6/05	D060	AG	B2	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	D060	AG	B2	Opposed. Increase traffic; water and sewer will not be able to keep up with the demands.
	x		9/6/05	D060	AG	B2	Opposed. Keep neighborhood residential.
	x		9/6/05	D060	AG	B2	Opposed to rezoning any agricultural land to business or light industry.
	x		9/6/05	D060	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
		x	9/7/05	D060	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	D060	AG	B2	Opposed. Traffic concerns, no new business.
	x		9/7/05	D060	AG	B2	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/7/05	D060	AG	B2	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	D060	AG	B2	Opposed. Requested zoning changes involve land outside the Development Envelope, there is plenty of vacant commercial nearby, no need for more commercially zoned land.
	x		9/7/05	D060	AG	B2	Outside designed area of the Master Plan; lack of water and sewer lines; several strip malls exist which have been struggling for years to achieve full occupancy; no need for more commercial land in our area.
	x		9/7/05	D060	AG	B2	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
		x	9/7/05	D060	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
	x		9/7/05	D060	AG	B2	Opposed.
	x		9/8/05	D060	AG	B2	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	D060	AG	B2	Opposed. Change of the residential character, traffic congestion, inconsistent with the Master Plan.
	x		9/8/05	D060	AG	B2	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/8/05	D060	AG	B2	Opposed. Keep rural character; traffic concerns; plenty of commercial land available in Aberdeen and on Rt. 40.
	x		9/8/05	D060	AG	B2	Opposed. Inadequate roads; sewage and water concerns.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	D060	AG	B2	Opposed. Rezoning request would create an eyesore; would create a precedent for more commercialization; inadequate roads and infrastructure; enough existing commercial development; decreased property values, noise, litter, congestion, loss of woodland.
	x		9/9/05	D060	AG	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		8/31/05	D061	AG	B2	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and speed increase.
		x	8/31/05	D061	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
		x	8/31/05	D061	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
	x		8/31/05	D061	AG	B2	Opposed. Requests are not part of Master Plan; already a surplus of commercial development; roadways are inadequate for light industry; do not have water/sewer and land will not support increased demands on this.
		x	8/31/05	D061	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
	x		9/2/05	D061	AG	B2	Opposed. Residential area; enough open space between Carsins Run and Bel Air to add businesses to; at least four strip malls struggling to make it; don't need anymore businesses in the area; decreased property values and traffic concerns.
	x		9/4/05	D061	Ag	B2	Additional commercial or business uses will congest already busy roadway beyond capacity; addition of Ripken Stadium makes traffic unbearable; intersections are dangerous and there are many accidents; it would create a noisy and congested environment for my housing development.
	x		9/4/05	D061	AG	B2	Opposed. Will increase traffic, noise, and litter; loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; outside the Master Plan which set aside enough land for commercial development; three strip malls below full occupancy and a fourth being built, more commercial is not needed.
	x		9/4/05	D061	AG	B2	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	D061	AG	B2	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/5/05	D061	AG	B2	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; should be a halt to all building in the whole County.
	x		9/5/05	D061	AG	B2	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	D061	AG	B2	Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make our area unable to accommodate the increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife/wildlife; changes involve land outside the Master Plan.
	x		9/5/05	D061	AG	B2	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings need to be built for business; do not want to pay higher taxes for water, sewerage, and road improvements to accommodate what will be necessary if these zoning request changes are approved.
	x		9/6/05	D061	AG	B2	Opposed. Traffic concerns.
	x		9/6/05	D061	AG	B2	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would increase noise, litter, and loss of wildlife.
x			9/6/05	D061	AG	B2	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	D061	AG	B2	Opposed. Increase traffic; water and sewer will not be able to keep up with the demands.
	x		9/6/05	D061	AG	B2	Opposed. Keep neighborhood residential.
	x		9/6/05	D061	AG	B2	Opposed to rezoning any agricultural land to business or light industry.
	x		9/6/05	D061	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
		x	9/7/05	D061	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	D061	AG	B2	Opposed. Traffic concerns, no new business.
	x		9/7/05	D061	AG	B2	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/7/05	D061	AG	B2	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	D061	AG	B2	Opposed. Requested zoning changes involve land outside the Development Envelope, there is plenty of vacant commercial nearby, no need for more commercially zoned land.
	x		9/7/05	D061	AG	B2	Outside designed area of the Master Plan; lack of water and sewer lines; several strip malls exist which have been struggling for years to achieve full occupancy; no need for more commercial land in our area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	D061	AG	B2	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
		x	9/7/05	D061	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
	x		9/7/05	D061	AG	B2	Opposed.
	x		9/8/05	D061	AG	B2	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	D061	AG	B2	Opposed. Change of the residential character; traffic congestion; inconsistent with the Master Plan.
	x		9/8/05	D061	AG	B2	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/8/05	D061	AG	B2	Opposed. Keep rural character; traffic concerns; plenty of commercial land available in Aberdeen and on Rt. 40.
	x		9/8/05	D061	AG	B2	Opposed. Inadequate roads; sewage and water concerns.
	x		9/8/05	D061	AG	B2	Opposed. Rezoning request would create an eyesore; would create a precedent for more commercialization; inadequate roads and infrastructure; enough existing commercial development; decreased property values; noise; litter; congestion; loss of woodland.
	x		9/9/05	D061	AG	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	D061	AG	B2	Opposed. Traffic ingress/egress on Rt. 22; spot zoning.
	x		8/31/05	D062	AG	B2	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and speed increase.
		x	8/31/05	D062	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
		x	8/31/05	D062	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
		x	8/31/05	D062	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
	x		9/2/05	D062	AG	B2	Opposed. Residential area; enough open space between Carsins Run and Bel Air to add businesses to; at least four strip malls struggling to make it; don't need anymore businesses in the area; decreased property values and traffic concerns.

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
	x		9/4/05	D062	AG	B2	Additional commercial or business uses will congest already busy roadway beyond capacity; addition of Ripken Stadium makes traffic unbearable; intersections are dangerous and there are many accidents; it would create a noisy and congested environment for my housing development.
	x		9/4/05	D062	AG	B2	Opposed. Will increase traffic, noise, and litter; loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; outside the Master Plan which set aside enough land for commercial development; three strip malls below full occupancy and a fourth being built, more commercial is not needed.
	x		9/4/05	D062	AG	B2	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	D062	AG	B2	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.
	x		9/5/05	D062	AG	B2	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; should be a halt to all building in the whole County.
	x		9/5/05	D062	AG	B2	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	D062	AG	B2	Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make our area unable to accommodate the increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife/wildlife; changes involve land outside the Master Plan.
	x		9/5/05	D062	AG	B2	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings need to be built for business; do not want to pay higher taxes for water, sewerage, and road improvements to accommodate what will be necessary if these zoning request changes are approved.
	x		9/6/05	D062	AG	B2	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would increase noise, litter, and loss of wildlife.
x			9/6/05	D062	AG	B2	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	D062	AG	B2	Oppose. Increase traffic, water and sewer will not be able to keep up with the demands.
	x		9/6/05	D062	AG	B2	Opposed. Keep neighborhood residential.

Type		Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form						
	x		9/6/05	D062	AG	B2	Opposed to rezoning any agricultural land to business or light industry.
	x		9/6/05	D062	AG	B2	Opposed. Traffic concerns, put a strain on water supply.
		x	9/7/05	D062	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	D062	AG	B2	Opposed. Traffic concerns, no new business.
	x		9/7/05	D062	AG	B2	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/7/05	D062	AG	B2	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	D062	AG	B2	Opposed. Requested zoning changes involve land outside the Development Envelope, there is plenty of vacant commercial nearby, no need for more commercially zoned land.
	x		9/7/05	D062	AG	B2	Outside designed area of the Master Plan; lack of water and sewer lines; several strip malls exist which have been struggling for years to achieve full occupancy; no need for more commercial land in our area.
	x		9/7/05	D062	AG	B2	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
		x	9/7/05	D062	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
	x		9/7/05	D062	AG	B2	Opposed.
	x		9/8/05	D062	AG	B2	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	D062	AG	B2	Opposed. Change of the residential character, traffic congestion, inconsistent with the Master Plan.
	x		9/8/05	D062	AG	B2	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests, need to maintain rural character.
	x		9/8/05	D062	AG	B2	Opposed. Keep rural character; traffic concerns; plenty of commercial land available in Aberdeen and on Rt. 40.
	x		9/8/05	D062	AG	B2	Opposed. Inadequate roads; sewage and water concerns.
	x		9/8/05	D062	AG	B2	Opposed. Rezoning request would create an eyesore; would create a precedent for more commercialization; inadequate roads and infrastructure; enough existing commercial development; decreased property values, noise, litter, congestion, loss of woodland.
	x		9/9/05	D062	AG	B2	Opposed. Traffic ingress/egress on Rt. 22; spot zoning.
		x	9/8/05	D063			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn.</i>
	x		9/9/05	D063			Opposed. Traffic ingress/egress on Rt. 22; spot zoning. <i>This issue was withdrawn.</i>

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/8/05	D064			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn.</i>
		x	9/8/05	D064			Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. <i>This issue was withdrawn.</i>
		x	9/8/05	D064-1	GI/B2	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D064-1	GI/B2	B3	Against losing agricultural land and increasing development in this area.
	x		9/8/05	D064-1	GI/B2	B3	Opposed.
	x		9/8/05	D064-1	GI/B2	B3	Opposed. Impact on traffic, noise, and water; area is rural and should remain.
	x		9/8/05	D068	VR	VB	Opposed. Outside Development Envelope; violates Master Plan; area could not handle impact of these additional homes on traffic, wells, schools, and aesthetic value of McMansions.
		x	9/8/05	D069	AG	RR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. .
	x		9/9/05	D069	AG	RR	Johnson Mill Road is a narrow, winding, dangerous country Road; houses are currently being built and traffic will become more dangerous; layout of the land and road itself will not support more houses in this location.
		x	9/8/05	D070	CI/VB	CI	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
		x	9/8/05	D072	GI/VB	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D072	GI/VB	B3	Against losing agricultural land and increasing development in this area.
	x		9/8/05	D072	GI/VB	B3	Opposed. Increased development and business takes away from country life for people and animals.
		x	9/8/05	D072-1	VB/GI	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding; deny requests in Pylesville along MD136 and 165; keep AG.
	x		9/8/05	D072-1	VB/GI	B3	Against losing agricultural land and increasing development in this area.
	x		9/8/05	D072-1	VB/GI	B3	Opposed. Increased development and business takes away from country life for people and animals.
	x		9/5/05	D074	RR	B3	Property is outside the Building Envelope; no public water or sewage; traffic study revealed a "D" rating and the traffic in Forest Hill has only gotten more congested; adjacent property behind is designated "RR", backing up to an established neighborhood; review Zoning Appeal Case No. 5106.



Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/8/05	D075	AG/GI	GI	Opposed to changes in Dublin area in rural village; impacts on waterway; businesses cause air and water pollution; support establishment of industrial uses in business parks.
	x		9/8/05	D075	AG/GI	GI	Pollution concerns; decrease in property values; manufacturing should remain in enterprise zones and industrial parks.
		x	9/8/05	D075	AG/GI	GI	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized.
	x		9/9/05	D075	AG/GI	GI	Property has been used as sawmill/lumber manufacturing for over 55 years. Heavy equipment and trucks operate. Request is made to correct the split zoning.
	x		9/8/05	D076			Opposed. Outside Development Envelope; violates Master Plan; area could not handle impact of these additional homes on traffic, wells, schools, and aesthetic value of McMansions. <i>This issue was withdrawn.</i>
	x		9/8/05	D077	B1/AG/B3	B3	Opposed. Poplar Grove is happy being a small community, development would not enhance this community; Route 136 is already heavily traveled.
	x		9/8/05	D077	B1/AG/B3	B3	Opposed. Loss of AG lands to development.
		x	9/8/05	D077	B1/AG/B3	B3	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.
		x	9/8/05	D077	B1/AG/B3	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		x	9/8/05	D077	B1/AG/B3	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
		x	9/8/05	D078	GI/VR	VR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
	x		9/8/05	D078	GI/VR	VR	Opposed. Impact on traffic, noise, and water; area is rural and should remain.
		x	9/8/05	D078	GI/VR	VR	Increased number of houses and school impacts; environmental concerns; wells; high density is inappropriate for Whiteford - stay with Master Plan.
	x		9/8/05	D078	GI/VR	VR	Opposed. Traffic and schools are crowded, kids play in the street now, 60 houses would make it worse.
		x	9/8/05	D080	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
	x		8/21/05	D090	AG	CI	Opposed. No public utilities in this area and none planned; existing CI nearby, but surrounding area is rural agricultural and residential; upgrading zoning on this property would not match the Master Plan.
	x		9/8/05	D090	AG	CI	Opposed.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	x		9/8/05	D090	AG	CI	Opposed. Loss of AG lands to development.
		x	9/8/05	D090	AG	CI	Traffic concerns; well and septic impacts and runoff.
		x	9/8/05	D090	AG	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		x	9/8/05	D091	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		x	9/8/05	D091-1	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
		x	9/8/05	D091-2	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
	x		9/8/05	D092	B3/LI	B3	Opposed.
	x		9/8/05	D092	B3/LI	B3	Opposed. Loss of AG lands to development.
		x	9/8/05	D092	B3/LI	B3	Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere.
	x		9/9/05	D093	AG	B3	Unnecessary extension of business zoning adding to traffic congestion and signs in a rural community.
	x		9/8/05	D098	AG	B3	Opposed. Loss of AG lands to development.
		x	9/8/05	D098	AG	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
	x		9/8/05	D099	AG	B2	Opposed. Loss of AG lands to development.
		x	9/8/05	D099	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
	x		8/31/05	D100	AG	B3	Opposed. Concerned about sewage; wells; drainage; schools; fire department; traffic control; does not want any further development along the Rt. 22 corridor; traffic and speed increase.
		x	8/31/05	D100	AG	B3	Spot zoning; outside the Development Envelope; change in character is inevitable.
	x		9/2/05	D100	AG	B3	Opposed. Is residential area; is enough open space between Carsins Run and Bel Air to add businesses to; are at least four strip malls struggling to make it; don't need anymore businesses in the area; decrease property values and traffic concerns.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/4/05	D100	AG	B3	Opposed. Will increase traffic, noise, and litter; loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; outside the Master Plan which set aside enough land for commercial development; three strip malls below full occupancy and a fourth being built, more commercial is not needed.
	x		9/4/05	D100	AG	B3	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	D100	AG	B3	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.
	x		9/5/05	D100	AG	B3	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; should be a halt to all building in the whole County.
	x		9/5/05	D100	AG	B3	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	D100	AG	B3	Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make area unable to accommodate the increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife; changes involve land outside the Master Plan.
	x		9/5/05	D100	AG	B3	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings need to be built for business; do not want to pay higher taxes for water, sewerage, and road improvements to accommodate what will be necessary if these zoning request changes are approved.
	x		9/6/05	D100	AG	B3	Opposed. Traffic concerns.
	x		9/6/05	D100	AG	B3	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would increase noise, litter, and loss of wildlife.
x			9/6/05	D100	AG	B3	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	D100	AG	B3	Opposed to rezoning any agricultural land to business or light industry.
	x		9/6/05	D100	AG	B3	Opposed. Traffic concerns, put a strain on water supply.
		x	9/7/05	D100	AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	D100	AG	B3	Opposed. Traffic concerns, no new business.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	D100	AG	B3	Opposed to this or any future attempts to changing the zoning in this area; business should move into empty spaces such as the Heat Center; new development would harm the streams that flow into Swan Creek.
	x		9/7/05	D100	AG	B3	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	D100	AG	B3	Not consistent with Master Plan; more than enough commercial zoning available; lack of water and sewer; plenty of vacant commercial property.
	x		9/7/05	D100	AG	B3	Opposed. Traffic concerns; no need for additional commercial; loss of wildlife; increase in noise and litter.
	x		9/7/05	D100	AG	B3	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
		x	9/7/05	D100	AG	B3	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
	x		9/7/05	D100	AG	B3	Opposed.
	x		9/8/05	D100	AG	B3	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	D100	AG	B3	Opposed. Change of residential character, increased traffic, congestion at intersections.
	x		9/8/05	D100	AG	B3	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/8/05	D100	AG	B3	Opposed. Inadequate roads; sewage and water concerns.
	x		9/8/05	D100	AG	B3	Opposed. Would set precedents for more commercialization; enough existing commercial development and future development plans; inadequate roads and infrastructure; Master Plan sets aside enough land for commercial development; decreasing property values, noise, litter, congestion, loss of woodland.
	x		9/9/05	D100	AG	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		8/30/05	D101	AG	RR	Opposed. Area will not handle an increase in homes and traffic of this size; not enough roads, schools or rescue equipment.
	x		9/2/05	D101	AG	RR	School capacity issues; northern Harford County consist of all two lane roads; heavy traffic on Rt. 23 by-pass in Forest Hill is unsafe to cross; zero public transportation throughout northern Harford County; difficult to park or enjoy restaurants; Upper Chesapeake Medical Center often operates at maximum capacity; need plan of action to deal with growth proposals will allow.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	9/8/05	D101	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
	x		9/8/05	D101	AG	RR	Opposed. Traffic congestion; water supply of individual wells; fire protection; increased taxes to pay for the development; existing developments suffer.
		x	9/8/05	D101	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
	x		9/8/05	D101	AG	RR	Opposed. Water supply of existing wells, traffic congestion and safety; schools over capacity; increased taxes; fire protection.
	x		9/9/05	D101	AG	RR	Opposed. Wells are going dry due to too many houses being built; schools are overpopulated; traffic and entry points.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and accessibility to roads in area; lack of emergency personnel for area.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and accessibility to roads in area; lack of emergency personnel for area.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and emergency response units; accessibility to roads.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and accessibility to roads in area; lack of emergency personnel for area.
	x		9/9/05	D101	AG	RR	Opposed. Lack of schools and accessibility to roads in area; lack of emergency personnel for area.
	x		9/9/05	D101	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D101	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D101	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools.
	x		9/9/05	D101	AG	RR	Opposed. Lack of accessibility of roads and lack of emergency response units and schools; a lot of undeveloped RR already exists.
		x	9/8/05	D102	AG	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District E

Type							Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	
		x	8/31/05	E001	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
		x	9/1/05	E001	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
x			9/1/05	E001	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septic would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
x			9/1/05	E001	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septic would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
	x		9/8/05	E001	RR	VB	Opposed. Traffic congestion on Rt. 136.
	x		9/9/05	E001	RR	VB	Unnecessary extension of business zoning; increased traffic and signs.
x			9/8/05	E002	RR	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
		x	8/31/05	E003	R2/C/I/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
x			8/31/05	E003	R2/C/I/GI	R3	Opposed. (Petition signed by 52)
	x		9/8/05	E003	R2/C/I/GI	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E003	R2/CI/GI	R3	Roads are inadequate to accommodate additional traffic; area schools are already overcrowded.
		x	8/31/05	E003-1	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
	x		9/7/05	E003-1	R2/CI/GI	R3	Roads are inadequate to accommodate additional traffic; area schools are already overcrowded.
	x		9/8/05	E003-1	R2/CI/GI	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
		x	9/1/05	E004	AG	B2	Represents orderly growth for Harford County. Losing too much AG land; there is too much B2; need to follow Master Plan; too much land already dedicated to commercial and residential; revitalize commercial uses.
	x		9/7/05	E004	AG	B2	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E004	AG	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E004	AG	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E004	AG	B2	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
		x	8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
		x	8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
		x	8/31/05	E005	AG	R2	Environmental impact to wells; not consistent with Master Plan.
		x	8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
x			8/31/05	E005	AG	R2	Opposed. R2 does not work with Low Intensity Land Use designation due to townhouse and units per acre; conflicts with Master Plan; no planned water and sewer; property is subject to environmental regulations -floodplains, forested wetlands, and hydric soils; negative impact on Bakerfield Elementary (already at 104% capacity); access and egress to property hazardous; limited sight distance; surrounding properties range from 1 to 5 acres plus one 200 acre farm; property is consistent with AG. (Petition signed "residents of Paradise Road", no actual signatures)

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.
		x	8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.
		x	8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
	x		9/2/05	E005	AG	R2	Opposed. Worsen school situation; add to Aberdeen's water problem; construction of townhomes would devalue surrounding single family homes and a farm; wetlands should not be disturbed.
	x		9/5/05	E005	AG	R2	Opposed. Traffic concerns, safety.
	x		9/5/05	E005	AG	R2	Opposed. Too much loss of agricultural land; don't need more development of houses.
	x		9/7/05	E005	AG	R2	Supports Request. As a neighbor I support the request.
	x		9/7/05	E005	AG	R2	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/8/05	E005	AG	R2	Opposed. Protect rural character.
x			no date	E005	AG	R2	Opposed. Do not support request for zoning change. (Petition signed by 22)
	x		9/1/05	E006	AG	VB	Opposed. Concerned with the smell of diesel fuel; children should have room to run and play; traffic on 136 is already bad, adding a business or two would make it worse.
x			9/8/05	E006	AG	VB	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E006	AG	VB	Opposed. Devalues neighborhood and property.
x			9/9/05	E006	AG	VB	Opposed. Spot zoning; would open the door for more businesses along the corridor; degrade the rural lifestyle of area.
	x		9/9/05	E006	AG	VB	Opposed- poor site lines (traffic), spot zoning.
	x		9/1/05	E007	AG	VB	Opposed - Concerned with the smell of diesel fuel; children have room to run and play, they should not have to worry about where they hit a ball while playing in backyard; traffic on 136 is already bad, adding a business or two would make it worse.
x			9/8/05	E007	AG	VB	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E007	AG	VB	Opposed. Devalues neighborhood and property.
x			9/9/05	E007	AG	VB	Opposed. Spot zoning; would open the door for more businesses along the corridor; degrade the rural lifestyle of area.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E008	AG	B2	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E008	AG	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E008	AG	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
		x	9/1/05	E009	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E009	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agrees with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
x			9/1/05	E009	R2	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
	x		9/7/05	E010	RO	B2	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
	x		9/7/05	E011	RR	B3	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E011	RR	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E011	RR	B3	Opposed. Area along 22 has been residential for years; changing to commercial would erode residential nature of area; more than enough commercial at the intersection of 543 and 22.
	x		9/9/05	E011	RR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/1/05	E012	R2	RO	Opposed. Located in residential neighborhood; RO use will increase traffic at intersection of Brierhill Estates Drive and Rt. 543.
	x		8/30/05	E013	AG	RR	Opposed. Increased traffic and new home construction; property not currently maintained; water supply and environmental concerns.
		x	8/31/05	E013	AG	RR	Opposed. Do not want Priestford Hills turned into Churchville Bypass.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		8/31/05	E013	AG	RR	Opposed. Would be used as Churchville Bypass; build new road not a new development without public water/sewer.
	x		8/31/05	E013	AG	RR	Opposed. Not needed; schools can't handle it; Rt. 22 is a nightmare; owner has already used development rights that came with land; quality of life.
	x		8/31/05	E013	AG	RR	Ten homes are already built with another eight or nine proposed; connection of Rhinefort to Peery Drive will allow a quicker route to Rt. 22 from Rt. 136 and neighborhood will be used as bypass and shortcut for commuters.
		x	8/31/05	E013	AG	RR	Will create Priestford Hills as Churchville Bypass; wants to remain dead end community; crime and traffic will be increased.
		x	8/31/05	E013	AG	RR	Opposed. Will allow Rt. 22 traffic to cut through development to MD136; concerned about safety; need to preserve village concept.
		x	9/1/05	E013	AG	RR	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
		x	9/1/05	E013	AG	RR	Should not upzone property; schools already overcrowded; all development rights already used.
	x		9/1/05	E013	AG	RR	Request would not enhance area; all development rights used; connection of Peery Drive and Rhinefort Drive would create a by-pass for those who wish to avoid the Rt. 22/Rt. 136 intersection; Peery Drive already directly impacts quality of life; deny if the purpose of zoning is to protect citizens.
	x		9/1/05	E013	AG	RR	Inconsistent with the Master Plan for Churchville; increase in traffic; extension of Peery Drive closer to Rhinefort Drive and Peery Drive and Rhinefort Drive may be connected creating a shortcut between Harlan's Glance and the proposed community.
		x	9/1/05	E013	AG	RR	Concerned about connections cutting through from neighborhood to MD136; no sidewalks; overcrowded schools; failed businesses in area already.
	x		9/2/05	E013	AG	RR	Priestford Hills residents are opposed to rezoning; developers of this area originally proposed five homes; area includes a stream and wetlands; Peery Dr. was to be a cul-de-sac but was never built as one; do not want Peery Drive to be connected to Rhinefort and to Medical Hall Rd., creating a shortcut around the 22 & 136 intersections, causing increased traffic and endangering children and wildlife.
	x		9/2/05	E013	AG	RR	Priestford Hills residents are opposed to rezoning; developers of this area originally proposed 5 homes; area includes a stream and wetlands; Peery Dr. was to be a cul-de-sac but was never built as one; do not want Peery Drive to be connected to Rhinefort and to Medical Hall Rd., creating a shortcut around the 22 & 136 intersections, causing increased traffic and endangering children and wildlife.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	E013	AG	RR	Opposed. Peery Drive connected to Rhineforte Dr. which would create a shortcut for traffic through Priestford Hills avoiding the back-ups on Rt.22; roads in Priestford Hills not designed to carry excessive traffic; rural area, not part of the Development Envelope; keep to the Master Plan.
	x		9/7/05	E013	AG	RR	Opposed to extending Peery Drive to Rhineforte Drive through existing developments; traffic concerns; safety issues for children and pedestrians.
	x		9/8/05	E013	AG	RR	Building should be contained in the Development Envelope as set forth in the Master Plan; Churchville is not part of the Development Envelope; schools are overcrowded; to add to Harlan's Gance would be detracting from neighborhood; risk that Peery Dr. will be connected to Rhinefort Dr. creating a shortcut and increasing traffic.
		x	9/8/05	E013	AG	RR	Inconsistent with Master Plan; concerned with impact on wildlife and need for wildlife management plan.
	x		9/8/05	E013	AG	RR	Opposed. Traffic and safety of children outside.
		x	9/8/05	E013	AG	RR	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/9/05	E013	AG	RR	Traffic concerns; connecting Peery and Rhineforte Drives would go through Priestford Estates and Priestford Hills; many accidents at the Rhineforte/Route 22 intersection; construction equipment burden, noise, inconvenience; outside the Development Envelope.
	x		9/9/05	E013	AG	RR	All available lots have been cut from property and development rights have already been transferred here; school district has moratorium; land is highly erodable and borders a creek feeding in Deer Creek; not consistent with Land Use Plan; traffic concerns.
	x		9/9/05	E013	AG	RR	Does not want addition of new homes in area.
	x		9/9/05	E013	AG	RR	Overcrowded areas; crime; pollution; wildlife disappearing; roads are too narrow for increase; end random construction.
	x		9/9/05	E013	AG	RR	Opposed. Already rife with speeders; would lead to connection between Rhineforte and opposite side of Campus Hills Shopping Center.
	x		9/9/05	E013	AG	RR	Opposed. Traffic congestion, dangerous roads.
x			no date	E013	AG	RR	Opposed. Original parcel not responsibly maintained; concerned with increase in number of homes by extending water service from the Campus Hills Water Works; environmental issues; connection of Peery Drive and Rhineforte Road would encourage vehicular traffic through those neighborhoods.
	x		9/9/05	E015	AG	R2	Does not want addition of new homes in area.
	x		9/9/05	E016	AG	R2	Does not want addition of new homes in area.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E017	VR	B3	Opposed. Change would adversely affect village atmosphere; currently a Victorian house that deserves to be preserved; entrances to property are less than 100 feet from recently widened intersection at Route 155 and 22; all available right of ways have been consumed and there is no room for deceleration lanes required for B3 type businesses.
	x		9/8/05	E017	VR	B3	Opposed. Located in the middle of the Churchville Village; houses surround property; rezoning would cause domino effect which would eliminate residential component of Churchville; not keeping with the Master Plan.
	x		9/9/05	E017	VR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E017	VR	B3	Follow Master Plan; do not spot zone; enough commercial in Churchville; traffic and safety issues; septic and water issues.
	x		9/9/05	E017	VR	B3	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
	x		9/7/05	E019	RR	B1	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E019	RR	B1	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E019	RR	B1	Opposed. This side of street is mainly residential; marginal Churchville Shopping Center across the street; no need for commercial use on this side of 22.
	x		9/9/05	E019	RR	B1	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E019	RR	B1	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
	x		9/7/05	E020	RR	B1	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
	x		9/8/05	E020	RR	B1	Opposed. This side of street is mainly residential; marginal Churchville Shopping Center across the street; no need for commercial use on this side of 22.
	x		9/9/05	E020	RR	B1	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E020	RR	B1	Opposed. Traffic ingress/egress, unsafe roads, high traffic.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E021	RR	B3	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E021	RR	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E021	RR	B3	Opposed. Area along 22 has been residential for years; changing to commercial would erode residential nature of area; more than enough commercial at the intersection of 543 and 22.
	x		9/9/05	E021	RR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E021	RR	B3	Spot zoning; unnecessary business site causing additional congestion and signs.
	x		9/7/05	E022	RO	B1	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
		x	9/7/05	E022	RO	B1	Representing Freedom Federal Credit Union. Want to rezone property so they can place a sign out front.
	x		8/24/05	E023	RR/AG	B3	Too much existing business and increase in taxes each year; home surrounded by businesses was not our dream; all have wells and septic systems in an area that is difficult to perk; traffic is a big problem already.
	x		8/31/05	E023	RR/AG	B3	Opposed. Concerned with sewage, wells, drainage, schools, fire department, and traffic control; No further development along the Rt. 22 corridor; traffic and speeding has increased; no further commercial or housing.
		x	8/31/05	E023	RR/AG	B3	Spot zoning; retain rural nature; stream on site; no parking area on site.
	x		9/1/05	E023	RR/AG	B3	Opposed. will increase traffic and more lanes would be required; majority of the property is wetlands.
	x		9/2/05	E023	RR/AG	B3	Opposed. Is residential area; is enough open space between Carsins Run and Bel Air to add businesses to; are at least four strip malls struggling to make it; don't need anymore businesses in the area; decrease property values and traffic concerns.
	x		9/4/05	E023	RR/AG	B3	Opposed. Zoning changes would greatly increase traffic beyond control and hurt the quality of life in this area and lower the property values.

Type							Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	
	x		9/4/05	E023	RR/AG	B3	Opposed. Increase traffic, noise, litter, loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; changes not consistent with the Master Plan; strip malls below full occupancy; commercial is not needed.
	x		9/4/05	E023	RR/AG	B3	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	E023	RR/AG	B3	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.
	x		9/5/05	E023	RR/AG	B3	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; there should be a halt to all building in the whole County.
	x		9/5/05	E023	RR/AG	B3	Not consistent with Master Plan; already more than enough commercial zoning available; lack of water and sewer; plenty of vacant commercial property.
	x		9/5/05	E023	RR/AG	B3	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	E023	RR/AG	B3	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings needed business; do not want higher taxes for water, sewerage, and road improvements.
	x		9/6/05	E023	RR/AG	B3	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would also increase noise, litter, and lead to loss of wildlife.
x			9/6/05	E023	RR/AG	B3	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	E023	RR/AG	B3	Oppose to rezoning any agricultural land to business or light industry.
	x		9/6/05	E023	RR/AG	B3	Opposed. Traffic concerns, put a strain on water supply.
		x	9/7/05	E023	RR/AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	E023	RR/AG	B3	Opposed. Traffic concerns, no new businesses.
	x		9/7/05	E023	RR/AG	B3	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	E023	RR/AG	B3	Opposed. Traffic concerns; no need for additional commercial; loss of wildlife; increase in noise and litter.
	x		9/7/05	E023	RR/AG	B3	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/7/05	E023	RR/AG	B3	Negative impact on residential community; inconsistent with Master Plan; spot zoning; Rt. 22 traffic concerns; no water & sewer; plenty of vacant commercial in area.
	x		9/8/05	E023	RR/AG	B3	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	E023	RR/AG	B3	Opposed. Change of residential character; increased traffic; congestion at intersections.
	x		9/8/05	E023	RR/AG	B3	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/8/05	E023	RR/AG	B3	Opposed. Inadequate roads; sewage and water concerns.
	x		9/8/05	E023	RR/AG	B3	Opposed. Would set precedents for more commercialization; enough existing commercial development and future development plans; inadequate roads and infrastructure; Master Plan sets aside enough land for commercial development; decreasing property values, noise, litter, congestion, loss of woodland.
	x		9/9/05	E023	RR/AG	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E023	RR/AG	B3	Opposed. Traffic ingress/egress, unsafe roads, high traffic.
	x		8/31/05	E024	AG	LI	Opposed. Concerned with sewage, wells, drainage, schools, fire department, and traffic control; No further development along the Rt. 22 corridor; traffic and speeding has increased; no further commercial or housing.
		x	8/31/05	E024	AG	LI	Rt. 24 cannot handle truck traffic for distribution center; other ample areas in County for this type of business.
		x	8/31/05	E024	AG	LI	Opposed to extension of HEAT Center; purchased property because it was AG; rezoning will result in loss in value.
	x		8/31/05	E024	AG	LI	Opposed. Requests are not part of Master Plan; already a surplus of commercial development; roadways are inadequate for light industry; do not have water/sewer and land will not support increased demands on this.
		x	8/31/05	E024	AG	LI	Next to cemetery and HEAT Center; increased traffic; cemetery is historic.
	x		9/2/05	E024	AG	LI	Opposed. Is residential area; is enough open space between Carsins Run and Bel Air to add businesses to; are at least four strip malls struggling to make it; don't need anymore businesses in the area; decrease property values and traffic concerns.
	x		9/4/05	E024	AG	LI	Opposed. Zoning changes would greatly increase traffic beyond control and hurt the quality of life in this area and lower the property values.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
	x		9/4/05	E024	AG	LI	Opposed. Increase traffic, noise, litter, loss of woodland and wildlife; roads are inadequate to handle additional traffic created by new businesses or light industry; lack of water and sewage disposal make the area unable to accommodate development; property values and quality of life would decrease; changes not consistent with the Master Plan; strip malls below full occupancy; commercial is not needed.
	x		9/4/05	E024	AG	LI	Opposed. No need for more commercial; County needs to stay country; could lower property values and socio-economic status; unwanted businesses such as strip clubs or night clubs could open.
	x		9/5/05	E024	AG	LI	Opposed. Will effect quality of life in Churchville/Carsin's Run area; increased traffic will overstress infrastructure; already a surplus of business in the area.
	x		9/5/05	E024	AG	LI	Opposed. Will increase traffic; no need to extend water and sewer from Aberdeen; no need for any type of business in immediate area; there should be a halt to all building in the whole County.
	x		9/5/05	E024	AG	LI	Opposed. Development already affects traffic and wildlife.
	x		9/5/05	E024	AG	LI	Opposed. Roads are inadequate to handle additional traffic; lack of water and sewer lines make area unable to accommodate increased demands; decrease in property values and/or quality; increase in traffic, noise, litter, and loss of wildlife/wildlife; these changes involve land outside the Master Plan.
	x		9/5/05	E024	AG	LI	Opposed. More business and industry will bring more traffic and noise; vacant spaces nearby so no more buildings needed business; do not want higher taxes for water, sewerage, and road improvements.
	x		9/6/05	E024	AG	LI	Opposed. Traffic concerns; unable to accommodate water and sewage disposal of new businesses; would also increase noise, litter, and lead to loss of wildlife.
x			9/6/05	E024	AG	LI	Opposed. There are plenty of places zoned for businesses; leave the residential/agricultural areas as intended; don't want property values going down along with quality of life; don't want increased traffic, noise, congestion, loss of woodland and wildlife.
	x		9/6/05	E024	AG	LI	Oppose to rezoning any agricultural land to business or light industry.
	x		9/6/05	E024	AG	LI	Opposed. Traffic concerns; strain water supply.
		x	9/7/05	E024	AG	LI	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
	x		9/7/05	E024	AG	LI	Opposed. Traffic concerns, no new businesses.
	x		9/7/05	E024	AG	LI	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/7/05	E024	AG	LI	Opposed. Traffic concerns; loss of wildlife and woodlands; safety.
	x		9/7/05	E024	AG	LI	Inconsistent with Master Plan; lack of water and sewer; traffic concerns.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E024	AG	LI	Business and industrial zonings are placed in inappropriate areas; enough existing businesses, cell towers, truck traffic, and air and ground pollution; inconsistent with Master Plan.
		x	9/7/05	E024	AG	LI	Negative impact on residential community; unaware of Master Plan designation and HEAT Center expansion.
	x		9/8/05	E024	AG	LI	Opposed. Traffic concerns; already have enough businesses in area.
	x		9/8/05	E024	AG	LI	Opposed. Change of the residential character, traffic congestion, inconsistent with the Master Plan.
	x		9/8/05	E024	AG	LI	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/8/05	E024	AG	LI	Opposed. Keep rural character, traffic concerns, plenty of commercial land available in Aberdeen and on Rt. 40.
	x		9/8/05	E024	AG	LI	Opposed. Inadequate roads; sewage and water concerns.
	x		9/8/05	E024	AG	LI	Opposed. Huge buildings are being abandoned after corporations realize County tax advantages; inadequate roads and infrastructure; enough existing commercial development and future development plans; Master Plan sets aside enough land for commercial development; decreasing property values; noise; litter; congestion; loss of woodland.
	x		9/9/05	E024	AG	LI	Opposed. Use is inconsistent and visually objectionable with property around it.
		x	9/1/05	E026			Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists. <i>This issue was withdrawn</i>
		x	9/1/05	E026			Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns. <i>This issue was withdrawn.</i>
		x	9/1/05	E026			Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists." <i>This issue was withdrawn.</i>
x			9/1/05	E026			Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16) <i>This issue was withdrawn.</i>
	x		9/9/05	E026			Opposed. Owns adjoining property; worried about drainage and runoff; existing wetlands; concerned with corner at Rt. 1 and Jarrettsville Road. <i>This issue was withdrawn.</i>
	x		9/9/05	E026			Supports rezoning. Area is more conducive to business and will have little impact on traffic; traffic amount is currently unsafe for residences; wish to be included if rezoning is approved. <i>This issue was withdrawn.</i>

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	E027	RO	B3	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E027	RO	B3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
		x	9/1/05	E027	RO	B3	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists".
		x	9/1/05	E027	RO	B3	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
x			9/1/05	E027	RO	B3	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
	x		9/1/05	E028	R1/R3	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders and will not support another large increase associated with the volume of houses allowed in R3; Also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
	x		9/7/05	E028	R1/R3	R3	Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already overcrowded.
	x		9/8/05	E028	R1/R3	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
		x	9/1/05	E029	AG/VR	B3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
	x		9/6/05	E029	AG/VR	B3	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E029	AG/VR	B3	Spot zoning; too much traffic; safety issues; water and septic issues; churches, schools, recreation centers, and homes with children all next to these properties; plenty of empty commercial locations already up and down Rt. 22; property note presently maintained; leave Churchville Village Residential.
x			9/7/05	E029	AG/VR	B3	Opposed. Request would compound already dangerous entrance and exit due to poor sight distance, entrance to Churchville Elementary.
	x		9/8/05	E029	AG/VR	B3	Opposed. Is in the middle of Churchville and should remain residential; piecemeal rezoning in the middle of Churchville would violate the Master Plan.
		x	9/8/05	E029	AG/VR	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	E029	AG/VR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E029	AG/VR	B3	Unnecessary extension of business zoning; increased traffic and signs.
	x		9/9/05	E029	AG/VR	B3	Opposed. Traffic on Rt. 22, poor site lines for traffic.
	x		9/6/05	E029-1	AG/VR	B3	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E029-1	AG/VR	B3	Spot zoning; too much traffic; safety issues; water and septic issues; churches, schools, recreation centers, and homes with children all next to these properties; plenty of empty commercial locations already up and down Rt. 22; property note presently maintained; leave Churchville Village Residential.
x			9/7/05	E029-1	AG/VR	B3	Opposed. Request would compound already dangerous entrance and exit due to poor sight distance, entrance to Churchville Elementary.
	x		9/8/05	E029-1	AG/VR	B3	Opposed. Is in the middle of Churchville and should remain residential; piecemeal rezoning in the middle of Churchville would violate the Master Plan.
		x	9/8/05	E029-1	AG/VR	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/9/05	E029-1	AG/VR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E029-1	AG/VR	B3	Opposed. Traffic on Rt. 22, poor site lines for traffic.
		x	9/1/05	E040	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
	x		9/1/05	E040	RR	B2	Opposed. Increased traffic congestion and accidents; plenty of empty business centers in area - fill those spaces first before creating more areas to develop.
	x		9/1/05	E040	RR	B2	Opposed. Land and water supply already overtaxed; roads overcrowded; fire companies, police agency, and emergency center overloaded; drug and crime problems are out of hand; Need for new schools and agency in the County to help with these situations; ; take senior citizens into consideration.
	x		9/2/05	E040	RR	B2	Opposed. Traffic will become more congested; increase in commercial in area.
	x		9/3/05	E040	RR	B2	Opposed. Do not need any more business or traffic on Rt. 22; existing empty sites at the shopping center; traffic concerns.
	x		9/4/05	E040	RR	B2	Opposed. Traffic concerns, decrease in property values.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/4/05	E040	RR	B2	Opposed. County is overcrowded, no more development.
	x		9/4/05	E040	RR	B2	Opposed. Will increase traffic.
	x		9/5/05	E040	RR	B2	Opposed. Will increase traffic; use should be made of Campus Hills Shopping Center.
	x		9/5/05	E040	RR	B2	Opposed. Increased traffic, no additional businesses needed.
	x		9/5/05	E040	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E040	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E040	RR	B2	Opposed. Infrastructure is inadequate; safety.
	x		9/5/05	E040	RR	B2	Opposed. Increased traffic; do not want to live near commercial real estate with the potential for failed businesses and vacant buildings.
	x		9/5/05	E040	RR	B2	Opposed. Negative impact on wells in the neighborhood; congestion of traffic at an already difficult intersection; creation of additional businesses when there are several vacant shops in the Campus Hills Shopping Center.
	x		9/6/05	E040	RR	B2	Do not expand building envelope; Churchville does not need more retail/commercial/business; excess of unused retail in Campus Hills Shopping Center; not enough water to support more business.
	x		9/6/05	E040	RR	B2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
	x		9/6/05	E040	RR	B2	Opposed. Traffic concerns.
	x		9/6/05	E040	RR	B2	Opposed. Will increase traffic and accidents.
		x	9/7/05	E040	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
	x		9/7/05	E040	RR	B2	There are enough vacant office spaces crowding the area that could be taken over instead of building more; traffic on Route 22 is bad; do not need more convenience stores along this road.
	x		9/7/05	E040	RR	B2	Opposed. Rezoning would cause a major strain on infrastructure in the Rt. 22 corridor; traffic concerns.
x			9/8/05	E040	RR	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E040	RR	B2	No more business needed in this area; traffic concerns.
		x	9/8/05	E040	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/9/05	E040	RR	B2	Opposed. Traffic in this area is already very bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E040	RR	B2	Opposed. Traffic concerns; safety; used vacant commercial space.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	E040	RR	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E040	RR	B2	Opposed. Traffic is already bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E040	RR	B2	Spot zoning; unnecessary business site causing additional congestion and signs.
	x		9/13/05	E040	RR	B2	Opposed. Property doesn't perc; effect on other wells; dangerous intersection; may not have adequate drainage; no sidewalks, lights or fire hydrants.
	x			E040	RR	B2	Opposed. Increased traffic, over capacity schools.
		x	9/1/05	E041	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
	x		9/1/05	E041	RR	B2	Opposed. Increased traffic congestion and accidents; plenty of empty business centers in area - fill those spaces first before creating more areas to develop.
	x		9/1/05	E041	RR	B2	Opposed. Land and water supply already overtaxed; roads overcrowded; fire companies, police agency, and emergency center overloaded; drug and crime problems are out of hand; need for new schools and agency in the County to help with these situations; take senior citizens into consideration.
	x		9/2/05	E041	RR	B2	Opposed. Traffic will become more congested, increase in commercial in area of last few years.
	x		9/3/05	E041	RR	B2	Opposed. Do not need any more business or traffic on Rt. 22; existing empty sites at the shopping center; traffic concerns.
	x		9/4/05	E041	RR	B2	Opposed. Traffic concerns, decrease in property values.
	x		9/4/05	E041	RR	B2	Opposed. County is overcrowded, no more development.
	x		9/4/05	E041	RR	B2	Opposed. Will increase traffic.
	x		9/5/05	E041	RR	B2	Opposed. Will increase traffic; use should be made of Campus Hills Shopping Center.
	x		9/5/05	E041	RR	B2	Opposed. Increased traffic, no additional businesses needed.
	x		9/5/05	E041	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E041	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E041	RR	B2	Opposed. Infrastructure is inadequate; safety.
	x		9/5/05	E041	RR	B2	Opposed. Increased traffic; do not want to live near commercial real estate with the potential for failed businesses and vacant buildings.
	x		9/5/05	E041	RR	B2	Opposed. Negative impact on wells in the neighborhood; congestion of traffic at an already difficult intersection; creation of additional businesses when there are several vacant shops in the Campus Hills Shopping Center.
	x		9/6/05	E041	RR	B2	Do not expand building envelope; Churchville does not need more retail/commercial/business; excess of unused retail in Campus Hills Shopping Center; not enough water to support more business.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	E041	RR	B2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
	x		9/6/05	E041	RR	B2	Opposed. Traffic concerns.
	x		9/6/05	E041	RR	B2	Opposed. Will increase traffic and accidents.
		x	9/7/05	E041	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
	x		9/7/05	E041	RR	B2	There are enough vacant office spaces crowding the area that could be taken over instead of building more; traffic on Route 22 is bad; do not need more convenience stores along this road.
	x		9/7/05	E041	RR	B2	Opposed. Rezoning would cause a major strain on infrastructure in the Rt. 22 corridor; traffic concerns.
	x		9/8/05	E041	RR	B2	No more business needed in this area; traffic concerns.
	x		9/8/05	E041	RR	B2	Opposed. Area is residential; shopping center has been marginal; commercial would change the character of the community.
		x	9/8/05	E041	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/9/05	E041	RR	B2	Opposed. Traffic in this area is already very bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E041	RR	B2	Opposed, Traffic concerns, safety, used vacant commercial space.
	x		9/9/05	E041	RR	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E041	RR	B2	Opposed. Traffic is already bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E041	RR	B2	Spot zoning; unnecessary business site causing additional congestion and signs.
	x		9/13/05	E041	RR	B2	Opposed. Property doesn't perc; effect on other wells; dangerous intersection; may not have adequate drainage; no sidewalks, lights or fire hydrants.
	x			E041	RR	B2	Opposed. Increased traffic, over capacity schools.
	x		9/7/05	E043	R1	R3	Opposed to this or any future attempts to changing the zoning in this area.
	x		9/8/05	E043	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
	x		8/31/05	E044	AG	R2	Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water run-off problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
	x		9/1/05	E044	AG	R2	Opposed. Would alter character of the area; do not have sewer or water; building moratorium in this area; would negatively impact quality of life; not compatible with existing neighborhood.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	E044	AG	R2	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/7/05	E044	AG	R2	Opposed. Do not want to see others people homes in our backyard; traffic concerns.
	x		9/8/05	E046	AG/B1	B1	Opposed. Sporadic spot zoning will cause a domino effect of future zoning requests; need to maintain rural character.
	x		9/9/05	E046	AG/B1	B1	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E046	AG/B1	B1	Spot zoning; unnecessary business site causing additional congestion and signs.
	x		9/7/05	E047	B3/VR	B3	Opposed. Adjoins tree farm; rezoning would extend the auto junkyard currently in front of the property; the .3 acres is very low and is the receiving area for drainage from the Rt. 22/155 intersection.
x			9/8/05	E047	B3/VR	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E047	B3/VR	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		8/31/05	E049	AG/B3	B3	Opposed. Village areas should be surrounded by AG; B3 next to a village defeats the purpose by allowing large shopping centers.
		x	8/31/05	E049	AG/B3	B3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
	x		8/31/05	E049	AG/B3	B3	Opposed. Churchville designated by Master Plan to remain rural; no public water/sewer; road is not capable of handling more traffic; already sufficient commercial in County.
	x		8/31/05	E049	AG/B3	B3	Opposed. Already have empty stores in Campus Hills Shopping Center and other unused tracks of land designated for business.
		x	8/31/05	E049	AG/B3	B3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
		x	8/31/05	E049	AG/B3	B3	Do not expand existing commercial.
		x	9/1/05	E049	AG/B3	B3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning and traffic issues.
	x		9/1/05	E049	AG/B3	B3	Opposed. Commercial would drain the water and beauty from the area; crime has risen with the development; highways in the area are congested.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/4/05	E049	AG/B3	B3	Opposed. Unused properties now in place can be renovated to fit needs; main roads are overcrowded and dangerous - people are injured and killed often; roads not maintained and taxes may increase because of needs for more infrastructure.
	x		9/6/05	E049	AG/B3	B3	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E049	AG/B3	B3	Glenville at 155 does not need spot zoning; more traffic will adversely affect school kids directly across from this location; area is AG and residential; too many traffic accidents already; across from Churchville Recreation Center with kids everywhere; keep quality of life intact; also pertains to the Rt. 22 locations by the Big M .
		x	9/7/05	E049	AG/B3	B3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.
	x		9/7/05	E049	AG/B3	B3	Opposed. Properties are currently being farmed, changing to commercial would adversely affect the rural character of Churchville; located adjacent to and above tree farm; worried about contaminated runoff; traffic congestion already terrible on Rt. 22.
x			9/8/05	E049	AG/B3	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E049	AG/B3	B3	Opposed. Previously, property had 25 acres rezoned to B3 now they want 35 more; Churchville does not need 60 acres of B3 for future project out of scale with the rest of the village.
		x	9/8/05	E049	AG/B3	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/8/05	E049	AG/B3	B3	Opposed. Requests would change village character; traffic congestion on Rt. 22 is already terrible; drains onto tree farm, runoff damaging.
	x		9/9/05	E049	AG/B3	B3	Opposed. Outside Development Envelope; close proximity to village zoning.
	x		9/9/05	E049	AG/B3	B3	Opposed. Outside Development Envelope; we have more than enough excess commercial property in this County.
	x		9/9/05	E049	AG/B3	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E049	AG/B3	B3	Opposed. Traffic on Rt. 22; congestion.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			no date	E049	AG/B3	B3	Opposed. Request would cause irreparable harm to the character and charm of Churchville and is in conflict with the Harford County Master Plan. (Petition signed by 82)
	x		8/31/05	E050	AG	B3	Opposed. Village areas should be surrounded by AG; B3 next to a village defeats the purpose by allowing large shopping centers.
		x	8/31/05	E050	AG	B3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
	x		8/31/05	E050	AG	B3	Public Notice Sign is 3/4 mile from property.
	x		8/31/05	E050	AG	B3	Opposed. Churchville designated by Master Plan to remain rural; no public water/sewer; road is not capable of handling more traffic; already sufficient commercial in County.
	x		8/31/05	E050	AG	B3	Opposed. Already have empty stores in Campus Hills Shopping Center and other unused tracks of land designated for business.
		x	8/31/05	E050	AG	B3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
		x	8/31/05	E050	AG	B3	Commercial uses are not supported in area; more should not be added; keep area rural; inconsistent with Master Plan.
		x	8/31/05	E050	AG	B3	Do not expand existing commercial.
		x	9/1/05	E050	AG	B3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
	x		9/1/05	E050	AG	B3	Opposed. Commercial would drain the water and beauty from the area; crime has risen with the development; highways in the area are congested.
	x		9/4/05	E050	AG	B3	Opposed. Unused properties now in place can be renovated to fit needs; main roads are overcrowded and dangerous - people are injured and killed often; roads not maintained and taxes may increase because of needs for more infrastructure.
		x	9/7/05	E050	AG	B3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.
x			9/7/05	E050	AG	B3	Opposed. Properties are currently being farmed, changing to commercial would adversely affect the rural character of Churchville; located adjacent to and above tree farm; worried about contaminated runoff; traffic congestion already terrible on Rt. 22.
x			9/8/05	E050	AG	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E050	AG	B3	Opposed. Previously, property had 25 acres rezoned to B3 now they want 35 more; Churchville does not need 60 acres of B3 for future project out of scale with the rest of the village.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/8/05	E050	AG	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/8/05	E050	AG	B3	Opposed. Requests would change village character; traffic congestion on Rt. 22 is already terrible; drains onto tree farm, runoff damaging.
	x		9/9/05	E050	AG	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E050	AG	B3	Opposed. Traffic on Rt. 22; congestion.
x			no date	E050	AG	B3	Opposed. Request would cause irreparable harm to the character and charm of Churchville and is in conflict with the Harford County Master Plan. (Petition signed by 82)
	x		9/1/05	E051	VB/AG	B3	Opposed. Commercial would drain the water and beauty from the area; crime has risen with the development; highways in the area are congested.
	x		9/4/05	E051	VB/AG	B3	Opposed. Unused properties now in place can be renovated to fit needs; main roads are overcrowded and dangerous - people are injured and killed often; roads not maintained and taxes may increase because of needs for more infrastructure.
	x		9/6/05	E051	VB/AG	B3	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E051	VB/AG	B3	Glenville at 155 does not need spot zoning; more traffic will adversely affect school kids directly across from this location; area is AG and residential; too many traffic accidents already; across from Churchville Recreation Center with kids everywhere; keep quality of life intact; also pertains to the Rt. 22 locations by the Big M.
x			9/8/05	E051	VB/AG	B3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E051	VB/AG	B3	Opposed. There is enough commercial zoning along 22; no public water or sewer; Rt. 22 is now overburdened.
	x		9/8/05	E051	VB/AG	B3	AG land should not be made commercial; it defeats keeping area in AG production; also defeats purpose of keeping commercial properties clustered along Rt. 40 & Rt. 1 and revitalizing and redeveloping those areas.
		x	9/8/05	E051	VB/AG	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/8/05	E051	VB/AG	B3	Opposed. Request would change village character; traffic congestion on Rt. 22 is already terrible.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	E051	VB/AG	B3	Opposed. Outside Development Envelope; close proximity to village zoning.
	x		9/9/05	E051	VB/AG	B3	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/7/05	E052	RR/AG/B2	B2	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E052	RR/AG/B2	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E052	RR/AG/B2	B2	Opposed. Site is surrounded by residential use; no need to increase commercial density from its present designation which could have negative impacts on adjoining residential properties.
	x		9/8/05	E052	RR/AG/B2	B2	Rezoning will erode AG land and escalate domino effect of development; quality of life; harm reuse and redevelopment of existing commercial along Rt. 40 and Rt. 1; increase invasive sprawl; outside the Development Envelope.
	x		9/7/05	E052-1	RR/AG/B2	B2	Opposed. Traffic is already terrible; widening roads is not the answer; enough empty business areas without having to rezone more property.
x			9/8/05	E052-1	RR/AG/B2	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E052-1	RR/AG/B2	B2	Opposed. Site is surrounded by residential use; no need to increase commercial density from its present designation which could have negative impacts on adjoining residential properties.
	x		9/8/05	E052-1	RR/AG/B2	B2	Near entrance to area of AG preservation; near lower Deer Creek Valley preservation district; encourages other rezonings and development; encourages farmers to sell out; quality of life; redevelop and reuse.
		x	8/31/05	E054	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
		x	9/1/05	E054	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/1/05	E054	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septic would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
x			9/1/05	E054	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septic would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
	x		9/2/05	E054	RR	VB	Opposed. Please help control growth.
	x		9/5/05	E054	RR	VB	Opposed. Currently have well and septic problems; decrease property values; increase traffic.
x			9/8/05	E054	RR	VB	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E054	RR	VB	Unnecessary extension of business zoning; increased traffic and signs.
	x		8/31/05	E055	RR	VB	Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water run-off problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
		x	8/31/05	E055	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
		x	9/1/05	E055	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
	x		9/1/05	E055	RR	VB	Opposed. Area cannot withstand more traffic; keep residential area; don't need more businesses on this road.
	x		9/1/05	E055	RR	VB	Opposed. Congestion on Rt. 22 is a nightmare; well and septic are a problem; street is too small to accommodate any kind of business, a business on the corner of Rockdale and 22 would bring people down road to turn around in driveways.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/1/05	E055	RR	VB	Opposed. School buses board next to proposed site; additional traffic places children at risk; wells and septic would be strained; chemical releases from business could contaminate water supply (as at other County gas stations); loss of property value; Rt. 22 and Rockdale already a difficult intersection and Rockdale driveways would be used as a turnaround (dead-end with no turnaround); lighting and signage associated with business could cause a nuisance and detract from property values. (Petition signed by 23)
x			9/1/05	E055	RR	VB	Opposed. School buses board nest to one of the proposed sites, additional traffic would place children at risk, wells and septic would be strained, chemical releases from business could contaminate water supply (as at other County gas stations), loss of property value, Rt. 22 and Rockdale already a difficult intersection, Rockdale driveways would be used as a turnaround (dead-end with no turnaround), lighting and signage associated with business could cause a nuisance and detract from property values, Churchville already has business it cannot support. (Petition signed by 25)
	x		9/2/05	E055	RR	VB	Opposed. Please help control growth.
	x		9/5/05	E055	RR	VB	Opposed. Currently have well and septic problems; decrease property values; increase traffic.
x			9/8/05	E055	RR	VB	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/9/05	E055	RR	VB	Unnecessary extension of business zoning; increased traffic and signs.
	x		8/31/05	E056	AG	R1	Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water run-off problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
	x		9/1/05	E056	AG	R1	Opposed. Would alter character of the area; do not have sewer or water; building moratorium in this area; would negatively impact quality of life; not compatible with existing neighborhood.
	x		9/6/05	E056	AG	R1	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/7/05	E056	AG	R1	Opposed. Do not want to see others people homes in our backyard; traffic concerns.
	x		9/1/05	E057	AG	R1	Opposed. Would alter character of the area; do not have sewer or water; building moratorium in this area; would negatively impact quality of life; not compatible with existing neighborhood.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/1/05	E058	AG	R1	Opposed. Would alter character of the area; do not have sewer or water; building moratorium in this area; would negatively impact quality of life; not compatible with existing neighborhood.
	x		9/6/05	E058	AG	R1	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/7/05	E058	AG	R1	Opposed. Do not want to see others people homes in our backyard; traffic concerns.
	x		9/4/04	E059	RR	B2	Opposed. Will increase traffic.
		x	9/1/05	E059	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
	x		9/1/05	E059	RR	B2	Opposed. Increased traffic congestion and accidents; plenty of empty business centers in area - fill those spaces first before creating more areas to develop.
	x		9/1/05	E059	RR	B2	Opposed. Land and water supply already overtaxed; roads overcrowded; fire companies, police agency, and emergency center overloaded; drug and crime problems are out of hand; need for new schools and agency in the County to help with these situations; take senior citizens into consideration.
		x	9/1/05	E059	RR	B2	Traffic issues. Rt. 22 corridor is full of failed businesses; revitalize instead of rezone.
	x		9/2/05	E059	RR	B2	Opposed. Traffic will become more congested, increase in commercial in area of last few years.
	x		9/3/05	E059	RR	B2	Opposed. Do not need any more business or traffic on Rt. 22; existing empty sites at the shopping center; traffic concerns.
	x		9/4/05	E059	RR	B2	Opposed. Traffic concerns, decrease in property values.
	x		9/4/05	E059	RR	B2	Opposed. County is overcrowded, no more development.
	x		9/5/05	E059	RR	B2	Opposed. Will increase traffic; use should be made of Campus Hills Shopping Center.
	x		9/5/05	E059	RR	B2	Opposed. Increased traffic, no additional businesses needed.
	x		9/5/05	E059	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E059	RR	B2	Opposed. Traffic will become more congested.
	x		9/5/05	E059	RR	B2	Opposed. Infrastructure is inadequate; safety.
	x		9/5/05	E059	RR	B2	Opposed. Increased traffic; do not want to live near commercial real estate with the potential for failed businesses and vacant buildings.
	x		9/5/05	E059	RR	B2	Opposed. Negative impact on wells in the neighborhood; congestion of traffic at an already difficult intersection; creation of additional businesses when there are several vacant shops in the Campus Hills Shopping Center.
	x		9/6/05	E059	RR	B2	Do not expand building envelope; Churchville does not need more retail/commercial/business; excess of unused retail in Campus Hills Shopping Center; not enough water to support more business.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	E059	RR	B2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
	x		9/6/05	E059	RR	B2	Opposed. Traffic concerns.
	x		9/6/05	E059	RR	B2	Opposed. Will increase traffic and accidents.
		x	9/7/05	E059	RR	B2	Keep rural nature and use good judgment in rezoning. Already enough vacant commercial in shopping center; revitalize existing commercial.
	x		9/7/05	E059	RR	B2	There are enough vacant office spaces crowding the area that could be taken over instead of building more; traffic on Route 22 is bad; do not need more convenience stores along this road.
	x		9/7/05	E059	RR	B2	Opposed. Rezoning would cause a major strain on infrastructure in the Rt. 22 corridor; traffic concerns.
x			9/8/05	E059	RR	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E059	RR	B2	No more business needed in this area; traffic concerns.
	x		9/8/05	E059	RR	B2	Opposed. Area does not need another shopping center or high density commercial use; marginal Churchville Shopping Center next door which always has vacant stores and two vacant pad sites with old restaurants; adding new commercial use to this area makes it harder to find tenants.
		x	9/8/05	E059	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/9/05	E059	RR	B2	Opposed. Traffic in this area is already very bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E059	RR	B2	Opposed. Traffic concerns, safety, used vacant commercial space.
	x		9/9/05	E059	RR	B2	Stick to the Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
	x		9/9/05	E059	RR	B2	Oppose. Traffic is already bad; nearby business areas are not populated which leads to dilapidated vacancies.
	x		9/9/05	E059	RR	B2	Unnecessary extension of business zoning; increased traffic and signs.
	x		9/13/05	E059	RR	B2	Opposed. Property doesn't perc; effect on other wells; dangerous intersection; may not have adequate drainage; no sidewalks, lights or fire hydrants.
	x			E059	RR	B2	Opposed. Increased traffic, over capacity schools.
	x		8/8/05	E060	AG	B2	Opposed. Property should not be rezoned since it across from Churchville Elementary School and Episcopal Church.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		8/22/05	E060	AG	B2	Property is adjacent to a number of individual single family homes, Churchville Elementary School, Church of The Holy Trinity, and Churchville Recreation Center; rezoning would radically and detrimentally change the nature of this community.
	x		8/23/05	E060	AG	B2	Commercial construction and maintenance company would create an eyesore in an area of homes, church, recreation center, and elementary school; businesses of this type need to be located in industrial parks or along route 40 where there are similar businesses; would be badly out of place and may significantly reduce property values in the area.
x			8/29/05	E060	AG	B3	Opposed by residents of Churchville and surrounding communities; inconsistent with Master Plan; would change rural character of Churchville; traffic and safety issues; adjacent to designated historical district; environmental issues. (Petition signed by 130)
x			8/29/05	E060	AG	B3	Opposed by residents of Churchville and surrounding communities; inconsistent with Master Plan; would change rural character of Churchville; traffic and safety issues; adjacent to designated historical district; environmental issues. (Petition signed by 130)
		x	8/31/05	E060	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
	x		8/31/05	E060	AG	B2	Opposed. Let area remain as designated on Land Use Plan; owners have already been denied previous zoning change and crosses setback lines and stores large trucks in a residential area.
	x		8/31/05	E060	AG	B2	Opposed. Spot zoning; follow the Master Plan; additional development could deplete water table and springs that feed Deer Creek; history of abusing zoning laws; lots were artificially created out of a 45 acre parcel that has been in crops for 200 years.
		x	8/31/05	E060	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
	x		8/31/05	E060	AG	B2	Opposed. Adjacent property owner; noise, traffic, and safety of children is a concern; school should be secluded from this; don't want to turn 155 into major highway.
	x		8/31/05	E060	AG	B2	Opposed. Churchville is a suburban community; if B2 or B3 occurs nearby, it will bring traffic, pollution, noise, and unhappiness to many living nearby; save community character.
	x		8/31/05	E060	AG	B2	Opposed. Worried about safety walking or ride bikes to Churchville Recreation Center.
		x	8/31/05	E060	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		8/31/05	E060	AG	B2	Opposed. Inappropriate spot zoning; too close to Churchville Elementary; Glenville/155 already dangerous.
		x	8/31/05	E060	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
		x	8/31/05	E060	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
		x	8/31/05	E060	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.
	x		8/31/05	E060	AG	B2	Opposed. Violates Master Plan and rural village intent; no additions of commercial zoning unless analysis determines a need; commercial development at this location would negatively affect lifestyle, aesthetics, economic environmental, and safety effects on community.
		x	8/31/05	E060	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
x			8/31/05	E060	AG	B2	Opposed. Concerned that increased traffic due to proposed businesses will jeopardize children attending Churchville Elementary School and the Recreation center across the street; defies first guiding principle of Master Plan, safe community.
		x	8/31/05	E060	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
		x	8/31/05	E060	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
		x	8/31/05	E060	AG	B2	Commercial is inappropriate in AG area.
	x		8/31/05	E060	AG	B2	Opposed. Village concept was promised in last Master Plan; request would industrialize neighborhood; past owners have ignored zoning regulations; plans are inappropriate for Churchville.
		x	8/31/05	E060	AG	B2	Inconsistent with Master Plan.
		x	8/31/05	E060	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
		x	9/1/05	E060	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
	x		9/1/05	E060	AG	B2	Opposed. Churchville should remain a rural area, traffic would increase resulting in more accidents.
	x		9/1/05	E060	AG	B2	Concerned about plans for heavy mechanical business on property; previously violation of zoning in starting business and building structure.
	x		9/6/05	E060	AG	B2	Opposed. Churchville already has business zoned property sitting empty and unused; do not need to add to that, especially in this rural area; would also add to danger of intersection which is already hazardous.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	E060	AG	B2	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E060	AG	B2	Glenville at 155 does not need spot zoning; more traffic will adversely affect school kids directly across from this location; area is AG and residential; too many traffic accidents already; across from Churchville Recreation Center with kids everywhere; keep quality of life intact; also pertains to the Rt. 22 locations by the Big M .
	x		9/7/05	E060	AG	B2	Opposed. Inconsistent with the Master Plan; would change rural character of Churchville; traffic concerns; safety concerns for children and elderly; applicants were previously denied B2 zoning on the property; adjacent to historical district; environmental issues; applicants have a history of abusing zoning laws.
	x		9/7/05	E060	AG	B2	Opposed. Prior to any approval, petitioner should be responsible for conducting studies for traffic and environmental conditions showing objective evidence the community will not be adversely affected.
	x		9/7/05	E060	AG	B2	Several existing empty businesses in Churchville; inconsistent with the Master Plan; spot zoning; a new business would start a precedent that would undermine the rural nature of the area.
	x		9/7/05	E060	AG	B2	Inconsistent with the Master Plan; would change rural character of Churchville; traffic concerns; safety concerns for children and elderly; applicants were previously denied B2 zoning on the property; lot artificially created out of a 45 acre parcel; adjacent to historical district; environmental issues; history of abusing zoning laws.
	x		9/7/05	E060	AG	B2	Master Plan states that Churchville is a rural village where agriculture shall remain the dominant land use; existing business should meet needs of the community; elementary school, church, elderly assisted living home, and recreation center would be impacted by increased traffic and environmental concerns.
	x		9/7/05	E060	AG	B2	Master Plan states that Churchville is a rural village where agriculture shall remain the dominant land use; existing business should meet needs of the community; elementary school, church, elderly assisted living home, and recreation center would be impacted by increased traffic and environmental concerns.
x			9/8/05	E060	AG	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	E060	AG	B2	Opposed. Placing commercial/retail across from any elementary school or recreation center is placing children in harms way; Churchville suffers from AM and PM gridlock; lack proper roads, water, sewer and police protection for new development; high traffic business/retail not needed; will deteriorate safety and value of community.
	x		9/8/05	E060	AG	B2	Inconsistent with Master Plan; no commercial businesses in the area; would change rural character; increased traffic; safety issues; environmental issues.
	x		9/8/05	E060	AG	B2	Inconsistent with Master Plan; no commercial businesses in the area; would change rural character; increased traffic; safety issues; environmental issues.
	x		9/8/05	E060	AG	B2	Opposed. Inconsistent with Master Plan; change of rural character; traffic; environmental; history of abusing zoning laws.
		x	9/8/05	E060	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/8/05	E060	AG	B2	Opposed. Close vicinity to Churchville Elementary School; roads not equipped to handle traffic generated by commercial/business; historic district; area is rural farm community; there are ample business locations in areas zoned for that.
	x		8/8/05	E061	AG	B2	Opposed. Property should not be rezoned since it across from Churchville Elementary School and Episcopal Church.
	x		8/22/05	E061	AG	B2	Property is adjacent to a number of individual single family homes, Churchville Elementary School, Church of The Holy Trinity, and Churchville Recreation Center; rezoning would radically and detrimentally change the nature of this community.
	x		8/23/05	E061	AG	B2	A commercial construction and maintenance company would create an eyesore in an area of homes, church, recreation center, and elementary school; businesses of this type need to be located in industrial parks or along route 40 where there are similar businesses; would be badly out of place and may significantly reduce property values in the area.
		x	8/31/05	E061	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
	x		8/31/05	E061	AG	B2	Opposed. Let area remain as designated on Land Use Plan; owners have already been denied previous zoning change and crosses setback lines and stores large trucks in a residential area.
	x		8/31/05	E061	AG	B2	Opposed. Spot zoning; follow the Master Plan; additional development could deplete water table and springs that feed Deer Creek; history of abusing zoning laws; lots were artificially created out of a 45 acre parcel that has been in crops for 200 years.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	8/31/05	E061	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
	x		8/31/05	E061	AG	B2	Opposed. Adjacent property owner; noise, traffic, and safety of children is a concern; school should be secluded from this; don't want to turn 155 into major highway, which would happen with requested zoning.
	x		8/31/05	E061	AG	B2	Opposed. Churchville is a suburban community; if B2 or B3 occurs nearby, it will bring traffic, pollution, noise, and unhappiness to many living nearby; save community character.
	x		8/31/05	E061	AG	B2	Opposed. Worried about safety walking or ride bikes to Churchville Recreation Center.
		x	8/31/05	E061	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.
	x		8/31/05	E061	AG	B2	Opposed. Inappropriate spot zoning; too close to Churchville Elementary; Glenville/155 already dangerous.
		x	8/31/05	E061	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
		x	8/31/05	E061	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
		x	8/31/05	E061	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.
	x		8/31/05	E061	AG	B2	Opposed. Violates Master Plan and rural village intent; no additions of commercial zoning unless analysis determines a need; commercial development at this location would negatively affect lifestyle, aesthetics, economic environmental, and safety effects on community.
		x	8/31/05	E061	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
x			8/31/05	E061	AG	B2	Opposed. Concerned that increased traffic due to proposed businesses will jeopardize children attending Churchville Elementary School and the Recreation center across the street; defies first guiding principle of Master Plan, safe community.
		x	8/31/05	E061	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
		x	8/31/05	E061	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
		x	8/31/05	E061	AG	B2	Commercial is inappropriate in AG area.
	x		8/31/05	E061	AG	B2	Opposed. Village concept was promised in last Master Plan; request would industrialize neighborhood; past owners have ignored zoning regulations; plans are inappropriate for Churchville.
		x	8/31/05	E061	AG	B2	Inconsistent with Master Plan.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	E061	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
		x	9/1/05	E061	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
	x		9/1/05	E061	AG	B2	Opposed. Churchville should remain a rural area, traffic would increase resulting in more accidents.
	x		9/6/05	E061	AG	B2	Opposed. Churchville already has business zoned property sitting empty and unused; do not need to add to that, especially in this rural area; would also add to danger of intersection which is already hazardous.
	x		9/6/05	E061	AG	B2	Keep community intact; schools, churches, recreation centers, and homes all next to these properties; too many auto accident already along 155 and 22; traffic already at breaking point; keep present zoning plan just approved intact; keep Churchville village and residential.
	x		9/6/05	E061	AG	B2	Glenville at 155 does not need spot zoning; more traffic will adversely affect school kids directly across from this location; area is AG and residential; too many traffic accidents already; across from Churchville Recreation Center with kids everywhere; keep quality of life intact; also pertains to the Rt. 22 locations by the Big M .
	x		9/7/05	E061	AG	B2	Opposed. Inconsistent with the Master Plan; would change rural character of Churchville; traffic concerns; safety concerns for children and elderly; applicants were previously denied B2 zoning on the property; adjacent to historical district; environmental issues; applicants have a history of abusing zoning laws.
	x		9/7/05	E061	AG	B2	Opposed. Prior to any approval, petitioner should be responsible for conducting studies for traffic and environmental conditions showing objective evidence the community will not be adversely affected.
	x		9/7/05	E061	AG	B2	Several existing empty businesses in Churchville; inconsistent with the Master Plan; spot zoning; a new business would start a precedent that would undermine the rural nature of the area.
	x		9/7/05	E061	AG	B2	Inconsistent with the Master Plan; would change rural character of Churchville; traffic concerns; safety concerns for children and elderly; applicants were previously denied B2 zoning on the property; lot artificially created out of a 45 acre parcel; adjacent to historical district; environmental issues; history of abusing zoning laws.
	x		9/7/05	E061	AG	B2	Master Plan states that Churchville is a rural village where agriculture shall remain the dominant land use; existing business should meet needs of the community; elementary school, church, elderly assisted living home, and recreation center would be impacted by increased traffic and environmental concerns.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/7/05	E061	AG	B2	Master Plan states that Churchville is a rural village where agriculture shall remain the dominant land use; existing business should meet needs of the community; elementary school, church, elderly assisted living home, and recreation center would be impacted by increased traffic and environmental concerns.
x			9/8/05	E061	AG	B2	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E061	AG	B2	Opposed. Placing commercial/retail across from any elementary school or recreation center is placing children in harms way; Churchville suffers from AM and PM gridlock; lack proper roads, water, sewer, police protection for new development; high traffic business/retail not needed; will deteriorate the safety and value of community.
	x		9/8/05	E061	AG	B2	Inconsistent with Master Plan; no commercial businesses in the area; would change rural character; increased traffic; safety issues; environmental issues.
	x		9/8/05	E061	AG	B2	Inconsistent with Master Plan; no commercial businesses in the area; would change rural character; increased traffic; safety issues; environmental issues.
	x		9/8/05	E061	AG	B2	Opposed. Inconsistent with Master Plan, change of rural character, traffic, environmental, history of abusing zoning laws.
		x	9/8/05	E061	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
	x		9/8/05	E061	AG	B2	Opposed. Close vicinity to Churchville Elementary School; roads not equipped to handle traffic generated by commercial/business; historic district; area is rural farm community; there are ample business locations in areas zoned for that.
	x		9/9/05	E061	AG	B2	Opposed. Spot zoning, traffic congestion, historical issues.
	x		9/1/05	E062	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
x			9/8/05	E062	R1	R3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/8/05	E062	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
	x		9/9/05	E062	R1	R3	Opposed. Spot zoning, traffic congestion, historical issues.
	x		9/7/05	E062	R1	R3	Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already overcrowded.
	x		9/1/05	E063	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
	x		9/7/05	E063	R1	R3	Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already overcrowded.
x			9/8/05	E063	R1	R3	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
	x		9/8/05	E063	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
	x		9/1/05	E064	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
	x		9/7/05	E064	R1	R3	Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already overcrowded.
	x		9/8/05	E064	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.
	x		9/1/05	E065	R1	R3	Opposed to zoning changes along Stepney Road South; R3 is inappropriate in areas with no public water and sewer; Stepney Road South is a small road with no shoulders which will not support another large increase associated with the volume of houses allowed in R3; also concerned that one or more of the parcels may be part of what was formerly called "Lieske's Dump" on Union Road.
	x		9/7/05	E065	R1	R3	Lack of water and sewer; roads are inadequate to accommodate additional traffic; schools are already overcrowded.
	x		9/8/05	E065	R1	R3	Opposed. Traffic congestion and road network concerns; schools are already at/over capacity.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		8/31/05	E067	AG	R1	Opposed. Recent development resulted in road degrading, higher taxes, overcrowding in schools, big trucks, water run-off problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
	x		9/1/05	E067	AG	R1	Opposed. Would alter character of the area; do not have sewer or water; building moratorium in this area; would negatively impact quality of life; not compatible with existing neighborhood.
	x		9/6/05	E067	AG	R1	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/7/05	E067	AG	R1	Opposed. Do not want to see others people homes in our backyard; traffic concerns.
		x	9/1/05	E069	GI	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E069	GI	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
x			9/1/05	E069	GI	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
x			9/1/05	E071	GI	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
		x	9/1/05	E072	RO	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E072	RO	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
		x	9/1/05	E072	RO	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
		x	9/1/05	E072	RO	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
x			9/1/05	E072	RO	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
		x	9/1/05	E073	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E073	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	9/1/05	E073	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
		x	9/1/05	E073	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
x			9/1/05	E073	R2	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
	x		9/9/05	E073	R2	CI	Supports rezoning. Area is more conducive to business and will have little impact on traffic; traffic amount is currently unsafe for residences; wish to be included if rezoning is approved.
		x	9/1/05	E074	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E074	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
		x	9/1/05	E074	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
		x	9/1/05	E074	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
x			9/1/05	E074	R2	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)
		x	9/1/05	E075	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
		x	9/1/05	E075	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
		x	9/1/05	E075	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
		x	9/1/05	E075	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
x			9/1/05	E075	R2	CI	Opposed. Neighborhood is surrounded by commercial; a lot of unused commercial property already exists; community maintains private street, wells and septic; negative impact on community. (Petition signed by 16)

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/8/05	E076	AG	R1	Opposed to development outside the Development Envelope; sufficient commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### District F

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	F001	R1	CI	MD Rt. 7 is designated area for business zoning and revitalization; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
	x		9/6/05	F002	R1	CI	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	8/31/05	F003	AG	B1	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F003	AG	B1	Petition was signed. Traffic increase - roads over capacity w/safety issues; will change the immediate community.
	x		9/1/05	F007	R2	B3	Does not wish to be any closer to business; street is very busy; rezoning would be a further hindrance to area and a safety issue.
	x		9/1/05	F007	R2	B3	Opposed. Traffic that has developed in the past five years has caused many accidents; road curves and leaves the front of requesting properties blind to traffic from Laurel Bush; can hardly get out of driveway.
	x		9/1/05	F007	R2	B3	Opposed. Wheel Road has an overflow of traffic, difficult to get out of driveway; turning this property into a business would increase amount of traffic on the roads.
	x		9/7/05	F007	R2	B3	Enough existing commercial development; out of place to add more B3 when R2 zoning is across the street, behind, and adjacent to the parcel.
	x		9/7/05	F007	R2	B3	Opposed. Surrounded by residential on three sides; decrease in property values; safety concerns for children; would expand the existing eyesore on the south side of the 100 block of Wheel Road.
	x		9/8/05	F007	R2	B3	Opposed. Traffic congestion on Wheel Road; plans are not being made public.
	x		9/8/05	F007	R2	B3	Existing B3 properties in the 100 block of Wheel Road are not well maintained and detract from adjacent residential areas; object to further business development in the 200 block of Wheel Road.
	x		9/9/05	F007	R2	B3	Area should be kept residential; unsightly businesses decrease property values.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/6/05	F008	B1	B2	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
	x		9/8/05	F008	B1	B2	Existing B3 properties in the 100 block of Wheel Road are not well maintained and detract from adjacent residential areas; object to further business development in the 200 block of Wheel Road.
	x		9/6/05	F009	B2	B3	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	8/31/05	F010	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F010	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
x			8/31/05	F010	R1	RO	Opposed. (Petition signed by 52)
	x		8/31/05	F010	R1	RO	Opposed. Changed from quiet country setting to developed area with trucks going by; request change to least offensive zoning to match character of area.
	x		8/16/05	F011	R1	GI	Opposed. For many years uncontrolled expansion of the businesses operating from the property and increased noise pollution from heavy equipment, dumpster operations and truck repair has occurred causing a decrease in property values; septic transfer point from small trucks to large ones as well as a refueling point without containment areas exist; property borders small creek; operation causes water pollution and is creating air quality problems in area.
	x		8/29/05	F011	R1	GI	Opposed. Was a nice quiet neighborhood years ago; did not wish to live next to a trucking terminal with noise, pollution, equipment maintenance and repairs day and night; business should never have been allowed to expand as it has in a residential area; do not wish to see property value decline anymore.
	x		8/31/05	F011	R1	GI	Opposed. Already has factory next to house; neighborhood does not need more factories or heavy equipment; property value will decrease.
		x	8/31/05	F011	R1	GI	Air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; cannot open windows due to diesel fuel smell; property values will continue to decrease; tractor trailers cannot negotiate road now.
		x	8/31/05	F011	R1	GI	Residential area; air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; Swan Creek near by; cannot open windows due to diesel fuel smell; property values will continue to decrease.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/5/05	F011	R1	GI	Opposed to expanding business on Palomino Ranch Road; increased truck traffic on Robin Hood Road which is not adequate to handle the current traffic let alone any additional expansion; do not want property value to decrease further or the increased noise and pollution caused by the diesel burning equipment.
	x		9/5/05	F011	R1	GI	Is nice residential neighborhood and should be quiet; Robin Hood Road is not equipped or large enough to safely handle the 18 wheelers that currently drive up and down the road; travel is unsafe and the road is deteriorating fast; change will cause loss of property value, additional truck traffic and pollution and generally cause a lovely area to go downhill.
	x		9/5/05	F011	R1	GI	Located in residential area; residents subjected to smell of diesel fuel and considerable noise from heavy equipment starting early in the morning, much of the time taking place on weekends when family and friends would like to enjoy the outside; operations have already decreased property values and quality of life; any type of spillage or pollution, raw sewage, chlorinated water or diesel fuel would feed into Swan Creek and then into the Bay.
	x		9/6/05	F011	R1	GI	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/6/05	F011	R1	GI	Opposed. Already expanded past what is allowable under current zoning; residents are exposed to loud noise on weekends, diesel fumes, and potential environmental impacts; spot zoning; already impacting property values.
	x		9/7/05	F011	R1	GI	Opposed. Do not want to see other peoples homes in our backyard; traffic concerns.
x			9/7/05	F011	R1	GI	Opposed. Already uses the property as if it has GI zoning and will continue to use heavy trucking and equipment on the property; has cleared/will continue to clear natural barriers; loud noise comes from property.
	x		9/8/05	F011	R1	GI	Opposed. Will cause future requests for rezoning in the area, and possibly annexation into the City of Aberdeen; City of Aberdeen has annexed adjacent land and allowed a warehouse/distribution center to be built close to existing residential neighborhoods, and it allows residential development around the fringes of the center; stop rezoning residential properties to commercial and industrial.
	x		9/9/05	F011	R1	GI	Opposed. Residential area is too close to this industrial zone.
	x		9/9/05	F011	R1	GI	Opposed. Has been using R1 property for industrial operations for years; they are a nuisance and environmental hazard, and should be required to return use to residential.
		x	8/31/05	F012	GI/B1	B3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.

Type							
Letter	E-Mail or Comment Form	Speaker at Public Meeting	Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
		x	8/31/05	F012	GI/B1	B3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
x			8/31/05	F012	GI/B1	B3	Opposed. (Petition signed by 52)
		x	8/31/05	F012-2	GI/B1	R3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F012-2	GI/B1	R3	Major traffic and school impact; residents already cannot exist neighboring development.
x			8/31/05	F012-2	GI/B1	R3	Opposed. (Petition signed by 52)
	x		8/31/05	F013	AG	R2	Opposed. Recent development results in road degrading, higher taxes, overcrowding in schools, big trucks, water run-off problems, and wildlife in roads due to loss of habitation; AG allows development and conserves natural resources.
	x		9/1/05	F013	AG	R2	Opposed. Would alter character of the area; parcels do not have sewer or water; is a building moratorium in area; would negatively impact quality of life of present homeowners; would not be compatible with existing neighborhood.
	x		9/6/05	F013	AG	R2	Opposed. Loss of wildlife; environmental concerns; increased traffic; overcrowded schools; strained utilities; storm runoff a problem; water problems.
	x		9/7/05	F013	AG	R2	Opposed. Do not want to see other peoples homes in our backyard; traffic concerns.
	x		9/8/05	F013	AG	R2	Opposed. Existing area is already overcrowded.
		x	8/31/05	F016	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
	x		9/3/05	F016	AG	RR	Opposed. Traffic concerns; schools overcrowded; retain rural nature of area.
	x		9/5/05	F016	AG	RR	Outside the Development Envelope; properties cannot pass perc test; water and sewage does not extend beyond the Development Envelope as per the Master Plan; effects the Bynum Run Watershed; opens up a thoroughfare from Wheel Road to 136, increasing traffic implications; affects rural nature of area.
		x	9/7/05	F016	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
	x		9/8/05	F016	AG	RR	Opposed. Maintain existing AG, too much traffic on Rt. 136.
	x		9/9/05	F016	AG	RR	Outside the Development Envelope; no water & sewer; not consistent with the Master Plan; environmental concerns; traffic concerns; schools should be improved; roads should be upgraded.
	x		9/9/05	F016	AG	RR	Would make traffic interfering with Schenning farm worse; outside the Development Envelope; Master Plan does not contemplate RR zoning in this area.
		x	9/1/05	F017	AG	R1	Supports rezoning. Currently resides on property in mobile home; too narrow to construct single family dwelling and mobile home is too small for family.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	F018	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
	x		9/5/05	F018	AG	RR	Outside the Development Envelope; properties cannot pass perc test; water and sewage does not extend beyond the Development Envelope as per the Master Plan; effects the Bynum Run Watershed; opens up a thoroughfare from Wheel Road to 136, increasing traffic implications; affects rural nature of area.
		x	9/7/05	F018	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
		x	9/8/05	F018	AG	RR	Concerned about traffic, threats to watershed; well problems; school overcrowding; keep AG.
	x		9/8/05	F018	AG	RR	Opposed. Traffic congestion on Rt. 136; save farmlands.
	x		9/9/05	F018	AG	RR	Outside the Development Envelope; no water and sewer; not consistent with the Master Plan; environmental concerns; traffic concerns; schools should be improved; roads should be upgraded.
	x		9/9/05	F018	AG	RR	Would make traffic interfering with Schenning farm worse; outside the Development Envelope; Master Plan does not contemplate RR zoning in this area.
		x	9/1/05	F019	B1	B3	There are seven houses surrounding current antique shop with right of way behind; concerns about this being used for ingress/egress for business.
x			9/7/05	F019	B1	B3	Supports request. Owner states neighbor is opposed because tenants illegally use the property.
		x	8/31/05	F020	B1/R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
	x		9/3/05	F020	B1/R1	B3	B3 is inappropriate for this area; historical in nature.
	x		9/6/05	F020	B1/R1	B3	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	8/31/05	F020-1	B1/R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
	x		9/3/05	F020-1	B1/R1	B3	B3 is inappropriate for this area; historical in nature.
	x		9/6/05	F020-1	B1/R1	B3	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	F021	R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
	x		9/3/05	F021	R1	B3	B3 is inappropriate for this area; historical in nature.
	x		9/6/05	F021	R1	B3	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	8/31/05	F022	AG	B3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F022	AG	B3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
x			8/31/05	F022	AG	B3	Opposed. (Petition signed by 52)
		x	8/31/05	F022	AG	B3	Do not meet criteria for rezoning; outside Development Envelope and inconsistent with Master Plan.
x			8/31/05	F022	AG	B3	Opposed. Does not meet criteria for rezoning, including community area plan, Master Plan, water and sewer, road infrastructure, area school capacity, and Development Envelope.
	x		9/2/05	F022	AG	B3	Outside the Development Envelope and should be preserved as agricultural; Friends of Harford has done extensive review of all these properties and they in no way meet the criteria for upzoning.
	x		9/3/05	F022	AG	B3	Traffic concerns.
x			9/8/05	F022	AG	B3	Opposed. Inappropriate to approve any rezoning until MO is defined.
x			8/31/05	F023	AG	B3	Opposed. (Petition signed by 52)
		x	8/31/05	F023	AG	B3	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
		x	8/31/05	F023	AG	B3	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
x			8/31/05	F023	AG	B3	Opposed. Does not meet criteria for rezoning, including community area plan, Master Plan, water and sewer, road infrastructure, area school capacity, and Development Envelope.
	x		9/2/05	F023	AG	B3	Outside the Development Envelope and should be preserved as agricultural; Friends of Harford has done extensive review of all these properties and they in no way meet the criteria for upzoning.
	x		9/3/05	F023	AG	B3	Traffic concerns.
x			9/8/05	F023	AG	B3	Opposed. Inappropriate to approve any rezoning until MO is defined.
		x	8/31/05	F024	AG	R2	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F024	AG	R2	Opposed. No water and sewer; roads cannot support increase in traffic; surrounded by AG.



Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	F024	AG	R2	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
		x	8/31/05	F024	AG	R2	Inconsistent; no public utilities, no sidewalks; surrounding area is AG; Nova Scotia Road is not paved.
x			8/31/05	F024	AG	R2	Opposed. (Petition signed by 52)
x			8/31/05	F024	AG	R2	Opposed. Attempt to develop this area as an urban housing district would put undue strain on water supply, road infrastructure, and school district's capacity; potential upzoning in this area represents a breach from the spirit of the County's Master Plan for future development, as property is clearly outside the Development Envelope. (Petition signed by 44)
		x	8/31/05	F024	AG	R2	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
		x	8/31/05	F024	AG	R2	Inconsistent with Master Plan; would allow cluster homes in rural area; adjacent to Stoney Forest and Creswell.
x			8/31/05	F024	AG	R2	Opposed. 73 acres of AG to R2 would allow for cluster/townhomes in rural neighborhood.
		x	8/31/05	F024	AG	R2	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
		x	9/1/05	F024	AG	R2	Supports rezoning. Property currently idle; rezoning will enhance economy; property can be utilized by increased population which will occur as a result of the jobs at APG.
	x		9/1/05	F024	AG	R2	Opposed. Contrary to application, all adjacent properties are zoned AG; would change the character of beautiful land; traffic at Creswell and Rt. 543 is terrible at rush hour.
		x	9/1/05	F024	AG	R2	Septic and wells cannot take additional development.
		x	9/1/05	F024	AG	R2	Should follow Master Plan; not cost effective to bring services to scattered isolated areas; no water and sewer; stormwater and traffic issues.
	x		9/1/05	F024	AG	R2	Develop according to the Master Plan; do not allow high density residential spot zoning; road improvements; public water and sewer; stormwater management, and traffic management are issues; Cullum Road is a narrow road, with no shoulder or sidewalks and connecting with one-lane unpaved Nova Scotia Rd.; high density housing belongs in the Development Envelope.
	x		9/2/05	F024	AG	R2	Outside the Development Envelope and should be preserved as agricultural; Friends of Harford has done extensive review of all these properties and they in no way meet the criteria for upzoning.
	x		9/2/05	F024	AG	R2	Property does not meet the requirements for upzoning in any way.
x			9/4/05	F024	AG	R2	Opposed. Traffic concerns; keep rural heritage; concerns with misbalancing ecosystem.
		x	9/8/05	F024	AG	R2	Inconsistent with Master Plan; area cannot handle development; traffic, school and watershed impacts.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
	x		9/9/05	F024	AG	R2	Traffic and safety issues on Cullum Road and Nova Scotia; emergency vehicle access issues; safety issues on sloping roads during inclement weather; traffic congestion; water and sewer service not provided; destroy rural setting and have negative impact on residents.
	x		9/6/05	F027	RO	B2	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	9/7/05	F027	RO	B2	Road is too narrow; restricted access; unsafe for school buses.
	x		9/7/05	F027	RO	B2	Too much existing commercial and other business growth; existing traffic congestion; safety concerns for children.
		x	9/7/05	F027	RO	B2	Agrees with other comments concerning traffic.
		x	9/7/05	F027	RO	B2	Traffic concerns; already have abundant commercial properties in a one mile radius for sale.
	x		9/7/05	F027	RO	B2	Enough existing commercial business; safety concerns for children who wait for the bus, street is extremely busy; want neighborhood to stay quiet.
		x	9/7/05	F027	RO	B2	Traffic issues; Rt. 7 is used when I-95 and 40 are blocked.
	x		9/7/05	F027	RO	B2	Existing traffic problems; too much existing commercial development; insufficient space for an entrance or exit for a business; a restaurant is on the opposite corner and patrons park along Route 7.
		x	9/1/05	F028	R2	B2	Upzoning outside the Development Envelope is not consistent with the Master Plan; growth analysis states there's enough business zoning; property is on National Register of Historic property; should be downzoned to AG.
	x		9/6/05	F028	R2	B2	MD Rt. 7 is designated area for business zoning and revitalization of this area; already have enough business zoning; stick to Master Plan in all areas of up-zoning; do not expand outside the envelope; have enough units in the envelope to last into the next comprehensive rezoning.
		x	8/31/05	F029	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.
		x	8/31/05	F029	AG	R1	Traffic impacts; school impacts; water and sewer issues; spot zoning; does not add to community.
		x	8/31/05	F029	AG	R1	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
		x	8/31/05	F029	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
x			8/31/05	F029	AG	R1	Opposed. Does not meet criteria for rezoning, including community area plan, Master Plan, water and sewer, road infrastructure, area school capacity, and Development Envelope.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
		x	8/31/05	F029	AG	R1	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
	x		8/31/05	F029	AG	R1	Opposed. Too much development in pleasant agricultural area; outside growth area.
		x	9/1/05	F029	AG	R1	Development around area has decreased ability to farm the property.
		x	9/1/05	F029	AG	R1	Farm is 30 feet from property and is on Historic Register.
		x	9/1/05	F029	AG	R1	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
x			9/1/05	F029	AG	R1	Opposed. Churchville/Creswell community is not in Development Envelope so development is not part of Master Plan.
	x		9/3/05	F029	AG	R1	Retain rural nature of area; no more residential homes.
x			9/4/05	F029	AG	R1	Opposed. Is outside of the Development Envelope; loss of farmland; area of outstanding beauty; buffer between 95/40 corridor and Bel Air and surround communities; increased traffic.
x			9/4/05	F029	AG	R1	Opposed. Further development of Rt. 22 from Schucks Road/Thomas Run to Aberdeen, will increase traffic; outside the Development Envelope; would necessitate road widening resulting in the destruction of many acres of open space and alteration of the character of the area.
		x	9/7/05	F029	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
		x	9/7/05	F029	AG	R1	Traffic issues; overcrowding; inconsistent with Master Plan.
	x		9/7/05	F029	AG	R1	Opposed. Analysis needs to be done on school impact; traffic safety; who pays for electric, water and sewer hookups; what is the justification.
		x	9/7/05	F029	AG	R1	Traffic issues; overcrowded schools; wants farmland preserved.
x			9/8/05	F029	AG	R1	Opposed to development outside the Development Envelope; plenty of commercial and residential development zoned within the Development Envelope; Master Plan states that Churchville's primary land use is agricultural; upzoning Cullum Road, Medical Road, Goat Hill Road, and MD 136 is inappropriate.
x			9/8/05	F029	AG	R1	Supports request. Infill property surrounded by houses; proximity to I-95.
		x	9/8/05	F029	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
	x		9/8/05	F029	AG	R1	Supports request. Change in area has made farming not economically viable; Master Plan places property in Greater Bel Air community area which puts this property as potential infill for the Development Envelope.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/8/05	F029	AG	R1	Supports request. Changes to the area surrounding the farm; neighborhoods on three sides; requested rezoning from AG to R1 of this infill property meets the guidelines and criteria established in County documents.
	x		9/8/05	F029	AG	R1	Opposed. No public water and sewer; County should not fund upzoning of AG properties.
	x		9/9/05	F029	AG	R1	Outside Development Envelope; no water and sewer; heavily congested traffic; overcrowded schools.
	x		9/9/05	F029	AG	R1	Not in Development Envelope; requires public water & sewer; not consistent with the Master Plan.
	x		9/9/05	F029	AG	R1	Stick to Master Plan and smart growth initiatives; vacant existing shopping centers and abandoned gasoline stations already exist; traffic congestion already exists.
x			9/15/05	F029	AG	R1	Opposed. Water table concern; school overcrowding; outside the Development Envelope; excessive traffic and speed; encroachment onto the cropfields of remaining farms; Calvary-Creswell farming community should remain.
		x	8/31/05	F030	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.
		x	8/31/05	F030	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
x			8/31/05	F030	AG	R1	Opposed. Does not meet criteria for rezoning, including community area plan, Master Plan, water and sewer, road infrastructure, area school capacity, and Development Envelope.
		x	9/1/05	F030	AG	R1	Development around area has decreased ability to farm the property.
		x	9/7/05	F030	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
		x	9/8/05	F030	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
	x		9/8/05	F030	AG	R1	Supports request. Change in area has made farming not economically viable; Master Plan places property in Greater Bel Air community area which puts this property as potential infill for the Development Envelope.
x			9/8/05	F030	AG	R1	Supports request. Changes to the area surrounding the farm; neighborhoods on three sides; requested rezoning from AG to R1 of this infill property meets the guidelines and criteria established in County documents.
	x		9/9/05	F030	AG	R1	Not in Development Envelope; requires public water & sewer; not consistent with the Master Plan.
x			9/15/05	F030	AG	R1	Opposed. Water table concern; school overcrowding; outside the Development Envelope; excessive traffic and speed; encroachment onto the cropfields of remaining farms; Calvary-Creswell farming community should remain.

Type			Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting					
x			9/1/05	F031	AG/B1	B2	Opposed. Churchville/Creswell community is not in Development Envelope so development is not part of Master Plan.
		x	9/1/05	F031	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
		x	9/1/05	F031-1	AG/B1	B2	Water table concerns; school issues; is outside Development Envelope; traffic concerns; need to protect remaining functional farms.
		x	9/1/05	F031-1	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
x			9/1/05	F031-1	AG/B1	B2	Opposed. Churchville/Creswell community is not in Development Envelope so development is not part of Master Plan.
	x		9/1/05	F035	R2	B3	Does not wish to be any closer to business; street is very busy; rezoning would be a further hindrance to area and a safety issue.
	x		9/1/05	F035	R2	B3	Opposed. Traffic that has developed in the past five years has caused many accidents; road curves and leaves the front of requesting properties blind to traffic from Laurel Bush; can hardly get out of driveway.
	x		9/1/05	F035	R2	B3	Opposed. Wheel Road has an overflow of traffic, difficult to get out of driveway; turning this property into a business would increase amount of traffic on the roads.
	x		9/7/05	F035	R2	B3	Enough existing commercial development; out of place to add more B3 when R2 zoning is across the street, behind, and adjacent to the parcel.
	x		9/7/05	F035	R2	B3	Opposed. Surrounded by residential on three sides; decrease in property values; safety concerns for children; would expand the existing eyesore on the south side of the 100 block of Wheel Road.
	x		9/8/05	F035	R2	B3	Opposed. Traffic congestion on Wheel Road; plans are not being made public.
	x		9/9/05	F035	R2	B3	Area should be kept residential, unsightly businesses decrease property values.
		x	8/31/05	F037	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
		x	8/31/05	F037	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
x			8/31/05	F037	R1	RO	Opposed. (Petition signed by 52)
		x	9/1/05	F038	AG	RR	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
x			9/1/05	F038	AG	RR	Opposed. Churchville/Creswell community is not in Development Envelope so development is not part of Master Plan.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### General / Miscellaneous

Type			Date	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting		
	x		8/15/05	Concerned with overall picture; area between Jarrettsville and Riverside - not one stretch of road that doesn't have at least one sign; none of these locations warrant change; can't see any reason to upgrade any requests to increase density; more than enough development throughout the County.
	x		8/26/05	Do not agree that we need to upzone 2,800 more acres of farmland to residential and commercial uses; school overcrowding; we will only use 41% of the existing commercial inventory; Master Land Use Plan prioritizes the redevelopment of Rt. 40 corridor and other underutilized land within the Development Envelope.
		x	8/31/05	Speaking on behalf of Friends of Harford. Route 22 in jeopardy; all needed commercial already on MD22; no upzoning outside the Development Envelope - will be inconsistent with Master Plan; no spot zoning; businesses separated from historic area; avoid wetlands; community plans should be in place before approving requests.
		x	8/31/05	Follow Master Plan when making recommendations; no upzoning - enough commercial zoning in area; plan well for transportation.
		x	8/31/05	All rezonings outside of the Development Envelope are inconsistent with the Master Plan; concerned about the environment and schools; community should have more input; rezone for right reasons; not for personal request.
		x	9/1/05	Concerning all properties in District F outside Development Envelope - changing zoning is not consistent with the Master Plan.
		x	9/1/05	on Behalf of Citizens for the Preservation of Agriculture. Speaking on all AG zoned properties requested for residential - deny all requests for AG zoning to residential outside the Development Envelope; residential zoning has negative impact on ability to farm; County made commitment in AG preservation and rezoning will deter owners from entering AG program.
	x		9/5/05	Opposed. Traffic issues exiting Lynn Lee Drive and Aldino Stepney; no additional commercial needed; vacant stores and gas stations in the area.
		x	9/7/05	Concerning all Level Road and Churchville Road issues: Traffic issues; overcrowding; inconsistent with Master Plan; independent studies should be done before properties are rezoned; issues with tax increases and devaluation; emergency services need to know impact on community.
		x	9/7/05	Against rezoning in area; traffic concerns along Rt. 7; already enough business in the area.
		x	9/7/05	Five plans for the area; don't need more residential or business; follow Master Plan and other community plans already in place.
		x	9/7/05	Traffic issues; pollution; increased assessments and taxes; MTBE; school overcrowding; not enough adequate emergency services; loss of farmland and trees.
		x	9/8/05	Conserve farmland; would like to see organic farming operations in Harford County to improve environment.
	x		9/8/05	Adhere to the Master Plan and do not consider opening up areas north of I-95 for development, such as Routes 136, 22, 543, and 152; there is sufficient land for residential, commercial, and industrial zoning to take us through to the next comprehensive rezoning cycle.

Type			Date	Summary of Comments
Letter	E-Mail or Comment Form	Speaker at Public Meeting		
		x	9/8/05	Speaking on behalf of Friends of Harford. Whiteford has issues needing careful consideration; need a community plan; zoning changes must do no harm; concerned with environmental issues in area; need to maintain farming industry in northern Harford County.
		x	9/8/05	Opposed to rezoning; agrees with previous speakers about need for protection of land; told fictitious story to compare with overdevelopment.
		x	9/8/05	Uncontrolled growth is a problem for schools and emergency services, traffic and wells.
		x	9/8/05	Opposed to rezoning in Whiteford except for The Mill; concerned with Susquehanna River and Chesapeake Bay pollution and loss of wildlife; keep village atmosphere.
x			9/8/05	Opposed. Whiteford area requests - must examine in light of regional environmental issues, including wetlands and runoff management; zoning needs to be redone, too many inappropriate possibilities within each zoning classification.
		x	9/8/05	Concerned about development in general; need a plan for development design; opposed to commercial changes; need more parkland.
	x		9/8/05	Opposed. Overcrowding of schools, unpaid EMS delays patient care, Upper Chesapeake often operates at maximum capacity, traffic concerns.
	x		9/8/05	Opposed to all northern Harford County rezoning. Schools are overcrowded, northern Harford County roads are two lanes; heavy traffic on 23 makes it unsafe to cross at peak times; no public transit in northern part of County; unpaid EMS causes delays in patient care in overpopulated area; Upper Chesapeake often operates at maximum capacity.
		x	9/8/05	County is not obligated to rezone; decisions should be for good of public.
		x	9/8/05	Regarding all AG to RR requests: Development has negative impact; keep what we have; traffic, school overcrowding, water supplies and impacts on open space.
x			9/8/05	Opposed to Fallston area requests. Hazards on roads, emergency services, MTBE contamination and low pressure yields from aquifer, overcrowded schools, stick to Master Plan.
		x	9/8/05	Concerned about too much development; happy with character of Whiteford/Cardiff; don't need gas stations, fast food or intense development; keep farmland.
	x		9/9/05	Preserve rural character and quality of life in Harford County; maintain agricultural zoning around Sommerville Road.
x			9/12/05	Concerning Forest Hill properties requesting AG to RR. Honor the Development Envelope; remaining farms are viable; roads and bridges can barely handle traffic as it stands; deny rezoning outside the envelope; retain farmland and open space in this area of the County.

# **Appendix B**

## **Public Meeting Summaries**



# **COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY**

**August 31, 2005  
Aberdeen High School**

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on August 31, 2005 at Aberdeen High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, Mr. Robert Shaffner, and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the first of four meetings which were being held throughout the County. He provided the dates and locations of the upcoming meetings; September 1<sup>st</sup> at Bel Air High School, September 7<sup>th</sup> at Joppatowne High School and September 8<sup>th</sup> at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	A018	R3	B2	Request to improve value of property; will not impact traffic with four to six clients per week.
8/31/05	A021	AG	R1	Rezoning request previously denied; property does not perc.; water quality and wildlife threatened.
8/31/05	A021	AG	R1	Opposed. No water and sewer or sidewalks; impacts on community and wildlife.
8/31/05	B001	AG	B3	Surrounding area is AG and close to watershed.
8/31/05	B017	AG	B3	Would intensify an already dangerous area.
8/31/05	B024	AG	RR	Supports request; is consistent with surrounding RR zoning.
8/31/05	B033	AG	B3	Surrounding area is AG; traffic concerns.
8/31/05	C007	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C008	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C009	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	C010	R2	B2	Traffic impacts - speed limits already exceeded; will cause increased traffic, litter, noise and accidents.
8/31/05	D001	B2/AG	B2	Spot zoning; inconsistent with Master Plan.
8/31/05	D024	AG	VB	Spot zoning; inconsistent with Master Plan.
8/31/05	D054	AG	B3	Spot zoning; inconsistent with Master Plan.
8/31/05	D057	B2	B3	Spot zoning; inconsistent with Master Plan.
8/31/05	D060	AG	B2	Inconsistent with Master Plan; do not need additional businesses.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	D060	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
8/31/05	D061	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
8/31/05	D061	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
8/31/05	D061	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
8/31/05	D062	AG	B2	Inconsistent with Master Plan; do not need additional businesses.
8/31/05	D062	AG	B2	Cranberry Run located behind property; business will be 100 feet from home; watershed will be threatened; traffic impacts on MD 22; sufficient commercial exists - revitalize.
8/31/05	D062	AG	B2	Spot zoning; outside the Development Envelope; change in character is inevitable.
8/31/05	D100	AG	B3	Spot zoning; outside the Development Envelope; change in character is inevitable.
8/31/05	E001	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
8/31/05	E003	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
8/31/05	E003-1	R2/CI/GI	R3	Representative for owners. Conforms with Master Plan and adjacent properties; APG changes will bring jobs to County which requires housing; within Development Envelope; public utilities exist.
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E005	AG	R2	Environmental impact to wells; not consistent with Master Plan.
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.
8/31/05	E005	AG	R2	Opposed. Increased traffic and effect schools; water table and wells threatened; water drainage issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E005	AG	R2	Inconsistent with Land Use Plan; no water and sewer; hydric soils; wetlands; floodplain in area; no traffic studies have been done; concerned about school capacity.
8/31/05	E013	AG	RR	Opposed. Do not want Priestford Hills turned into Churchville Bypass.
8/31/05	E013	AG	RR	Will create Priestford Hills as Churchville Bypass; wants to remain dead end community; crime and traffic will be increased.
8/31/05	E013	AG	RR	Opposed. Will allow Rt. 22 traffic to cut through development to MD136; concerned about safety; need to preserve village concept.
8/31/05	E023	RR/AG	B3	Spot zoning; retain rural nature; stream on site; no parking area on site.
8/31/05	E024	AG	LI	Rt. 24 cannot handle truck traffic for distribution center; other ample areas in County for this type of business.
8/31/05	E024	AG	LI	Opposed to extension of HEAT Center; purchased property because it was AG; rezoning will result in loss in value.
8/31/05	E024	AG	LI	Next to cemetery and HEAT Center; increased traffic; cemetery is historic.
8/31/05	E049	AG/B3	B3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
8/31/05	E049	AG/B3	B3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
8/31/05	E049	AG/B3	B3	Do not expand existing commercial.
8/31/05	E050	AG	B3	Inconsistent with Master Plan; negative impact on rural village; upzoning on Rt. 22 corridor is inappropriate.
8/31/05	E050	AG	B3	Concerned with traffic congestion along Rt. 22; physical changes needed for MD 22 before new development is allowed.
8/31/05	E050	AG	B3	Commercial uses are not supported in area; more should not be added; keep area rural; inconsistent with Master Plan.
8/31/05	E050	AG	B3	Do not expand existing commercial.
8/31/05	E054	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.
8/31/05	E055	RR	VB	Representative for neighborhood - 12 homes making up Rockdale subdivision. Traffic impacts; well/septic impacts; chemicals from businesses; loss of property values; streets have no turnarounds; lighting and signage issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E060	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
8/31/05	E060	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
8/31/05	E060	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.
8/31/05	E060	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
8/31/05	E060	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
8/31/05	E060	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.
8/31/05	E060	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
8/31/05	E060	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
8/31/05	E060	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
8/31/05	E060	AG	B2	Commercial is inappropriate in AG area.
8/31/05	E060	AG	B2	Inconsistent with Master Plan.
8/31/05	E060	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
8/31/05	E061	AG	B2	Already unused commercial property in Campus Hills Shopping Center and along Rt. 22 which should be used; traffic - school bus issues existing in front of subject property.
8/31/05	E061	AG	B2	Beautiful area will be ruined if permitted; not opposed to development; opposed to haphazard change; maintain rural character at Glenville and MD155.
8/31/05	E061	AG	B2	Located near Finney Historic District; home is historic landmark; no commercial zoning in residential district adjacent to AG.
8/31/05	E061	AG	B2	Member of Citizens Protecting Churchville. Inconsistent with Land Use Plan; spot zoning; opposed to commercial uses on MD 155; changes rural character.
8/31/05	E061	AG	B2	Property values will decrease with commercial zoning; loss of rural character; impacts on environment, traffic and safety; use is unsuitable for site.
8/31/05	E061	AG	B2	Not consistent with Master Plan; traffic - dangerous intersections; too close to school; will attract drug dealers.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	E061	AG	B2	Traffic and safety issues due to increase in vehicular congestion; there should be a buffer zone of up to one mile around schools.
8/31/05	E061	AG	B2	Campus Hills Shopping Center cannot support commercial uses in area; more commercial should not be added; keep village area - keep rural.
8/31/05	E061	AG	B2	Opposed. Agrees with previous speakers; also, there are zoning violations on the property.
8/31/05	E061	AG	B2	Commercial is inappropriate in AG area.
8/31/05	E061	AG	B2	Inconsistent with Master Plan.
8/31/05	E061	AG	B2	Representative for Holy Trinity Church. Oppose rezoning due to close proximity to church and school; inconsistent with Master Plan.
8/31/05	F003	AG	B1	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F003	AG	B1	Petition was signed. Traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F010	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F010	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F011	R1	GI	Air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; cannot open windows due to diesel fuel smell; property values will continue to decrease; tractor trailers cannot negotiate road now.
8/31/05	F011	R1	GI	Residential area; air filled with exhaust; heavy equipment runs on weekends and early mornings; concern with fuel and sewage spills; Swan Creek near by; cannot open windows due to diesel fuel smell; property values will continue to decrease.
8/31/05	F012	GI/B1	B3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F012	GI/B1	B3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F012-2	GI/B1	R3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F012-2	GI/B1	R3	Major traffic and school impact; residents already cannot exist neighboring development.
8/31/05	F016	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	F018	AG	RR	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
8/31/05	F020	B1/R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F020-1	B1/R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F021	R1	B3	Environmentally sensitive area; historically significant; Bush Declaration; Critical Area; no public sewage; traffic congestion; adequate business zoning already in the area.
8/31/05	F022	AG	B3	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F022	AG	B3	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F022	AG	B3	Do not meet criteria for rezoning; outside Development Envelope and inconsistent with Master Plan.
8/31/05	F023	AG	B3	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
8/31/05	F023	AG	B3	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F024	AG	R2	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F024	AG	R2	Opposed. No water and sewer; roads cannot support increase in traffic; surrounded by AG.
8/31/05	F024	AG	R2	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05	F024	AG	R2	Inconsistent; no public utilities, no sidewalks; surrounding area is AG; Nova Scotia Road is not paved.
8/31/05	F024	AG	R2	Opposed. Rural area; James Run on two sides which floods and closes MD 7 twice a year; rezoning would change character of neighborhood; lighting will be an issue.
8/31/05	F024	AG	R2	Inconsistent with Master Plan; would allow cluster homes in rural area; adjacent to Stoney Forest and Creswell.
8/31/05	F024	AG	R2	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
8/31/05	F029	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
8/31/05	F029	AG	R1	Traffic impacts; school impacts; water and sewer issues; spot zoning; does not add to community.
8/31/05	F029	AG	R1	James River / Bynum Run Watershed; outside Development Envelope; will cause traffic increase; no storm drains.
8/31/05	F029	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F029	AG	R1	Road cannot handle additional traffic; emergency vehicles cannot get through; all new traffic will come past home.
8/31/05	F030	AG	R1	Request is consistent with changes in surrounding area; improvements exist on three roads the property fronts.
8/31/05	F030	AG	R1	Do not meet criteria for rezoning; all outside Development Envelope and inconsistent with Master Plan.
8/31/05	F037	R1	RO	Impact on Riverside community; increase in traffic on MD 543, I95, MD 136.
8/31/05	F037	R1	RO	Petition was signed; traffic increase - roads over capacity w/safety issues; will change the immediate community.
8/31/05				Speaking on behalf of Friends of Harford. Route 22 in jeopardy; all needed commercial already on MD22; no upzoning outside the Development Envelope - will be inconsistent with Master Plan; no spot zoning; businesses separated from historic area; avoid wetlands; community plans should be in place before approving requests.
8/31/05				Follow Master Plan when making recommendations; no upzoning - enough commercial zoning in area; plan well for transportation.
8/31/05				All rezonings outside of the Development Envelope are inconsistent with the Master Plan; concerned about the environment and schools; community should have more input; rezone for right reasons; not for personal request.



# **COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY**

**September 1, 2005  
Bel Air High School**

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 1, 2005 at Bel Air High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, and Mr. Robert Shaffner. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the second of four meetings which were being held throughout the County. He provided the dates and locations of the upcoming meetings; September 7<sup>th</sup> at Joppatowne High School and September 8<sup>th</sup> at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	B001	AG	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; adjacent to park on steep hill; traffic issues.
9/1/05	B001	AG	B3	Watershed of Bel Air; unsuitable for intensification.
9/1/05	B008	R4	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists.
9/1/05	B017	AG	B3	Represents HOA. Upzoning will destroy rural character; extends corridor surrounded by Gunpowder Watershed; school overcrowding issues; traffic increase.
9/1/05	B020	R3/R4	B2	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; impacts on businesses in Bel Air and revitalization.
9/1/05	B023	R2	B3	Surrounded by R2.
9/1/05	B023	R2	B3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
9/1/05	B025	B3/R4	B3	Request study on transportation corridors for major routes into Bel Air before approving requests; additional business should not occur on MD22; Winters Run Watershed protection should be approved before increasing density; sufficient commercial zoning already exists; impacts on businesses in Bel Air and revitalization.
9/1/05	B032	AG	RR	RR is appropriate for this property.
9/1/05	B033	AG	B3	Gateway to Bel Air; no more commercial needed.
9/1/05	B033	AG	B3	Supports request. Not out of character; maintains continuity of area; neighbors support.
9/1/05	B033	AG	B3	Extends corridor surrounded by Gunpowder Watershed; school overcrowding issues; traffic increase.
9/1/05	B038	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	B038	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
9/1/05	B039	AG	R1	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
9/1/05	B039	AG	R1	Opposed. Does not fit with neighborhood; traffic issues.
9/1/05	B040	AG/B1	RR	Expansion of commercial corridor was denied previously during comprehensive zoning.
9/1/05	B040	AG/B1	RR	Understands development, but please preserve the woods.
9/1/05	B043	AG/B3/R2	B3	Upzoning will destroy rural character; school overcrowding issues; traffic increase.
9/1/05	B044	R2	R3	Opposed. No existing R3 in area.
9/1/05	B045	AG	R1	Represents HOA. Properties do not perc; water runoff and septic currently runs into yard; impacts on wildlife.
9/1/05	B046	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
9/1/05	B046	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
9/1/05	B047	AG	RR	Opposed. Traffic concerns - will become cut through road with high speed; floodplain; no stormwater management in the area; water and sewer not planned for the area.
9/1/05	B047	AG	RR	Inconsistent with Master Plan; Old Joppa Road is becoming main thoroughfare; heavily traveled and dangerous road; increased traffic will increase safety concerns.
9/1/05	C007	R2	B2	Adjacent property owner; traffic and speeding are an issue; request not consistent with the residential neighborhood.
9/1/05	C007	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C007	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C007	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
9/1/05	C008	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C008	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C008	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C009	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
9/1/05	C009	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C009	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C010	R2	B2	Adjoining property owner; traffic and speeding are an issue; not consistent with the residential neighborhood.
9/1/05	C010	R2	B2	Do not need additional business in area; properties have lots with large trees; rezoning should not be considered.
9/1/05	C010	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C010	R2	B2	Justification for rezoning is only financial; real estate interest prompted rezoning; all houses are residential.
9/1/05	C013	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
9/1/05	C013-1	R/RR	R1	County has grown but schools and roads have not caught up with the needs of the citizens; would prefer RR if rezoning is approved.
9/1/05	C014	AG	R1	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C014	AG	R1	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C015	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C015	AG	R2	Would prefer R1; does not want townhouses; nice neighborhood; traffic is bad; should be a building moratorium.
9/1/05	C015	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C017	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C017	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
9/1/05	C017	R2	B3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C018	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
9/1/05	C018	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
9/1/05	C018	R2	B3	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C019	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
9/1/05	C020	R1	RO	Changes should be in best interest of all citizens, not just a few.
9/1/05	C020	R1	RO	Opposed to putting businesses in residential area; inconsistent with Master Plan.
9/1/05	C021	R2	B3	Commercial zoning inappropriate in Winters Run Watershed; traffic issues - ingress/egress.
9/1/05	C021	R2	B3	Represents Bel Air Acres HOA; traffic issues - dangerous; decision to rezone should be based on community needs.
9/1/05	C022	R1	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C023	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C023	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C023	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C024	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C024	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C024	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C025	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C025	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C026	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C026	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C026	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C027	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C027	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C027	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C028	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C028	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C028	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	C029	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C030	R2	B2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	C033	R2	B3	Opposed to commercial development; small lots on septic; enough businesses and traffic already.
9/1/05	C034	AG	R2	Inside Development Envelope; Master Plan calls for low density; townhouses will change charge character; single family homes are more appropriate; R1 would be more appropriate.
9/1/05	C034	AG	R2	Represents Magness family. Rezoning is consistent with Land Use Plan; property is in Development Envelope; public utilities are available; surrounded by four developments; impossible to farm; remaining wildlife is forced to farm and causes crop damage; citizens complain about farming operation - noise, odor, etc.
9/1/05	C034	AG	R2	Zoning should implement the Master Plan; commercial saturation already exists; revitalize Route 40 and existing businesses in the downtown areas; lack of traffic studies - traffic is a major issue.
9/1/05	C034	AG	R2	Represents Camelot subdivision. Has petition in opposition; traffic and safety issues; quality of life; school overcapacity and public utility availability; do not rezone without infrastructure being in place.
9/1/05	E001	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E004	AG	B2	Represents orderly growth for Harford County. Losing too much AG land; there is too much B2; need to follow Master Plan; too much land already dedicated to commercial and residential; revitalize commercial uses.
9/1/05	E009	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E009	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agrees with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E013	AG	RR	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E013	AG	RR	Should not upzone property; schools already overcrowded; all development rights already used.
9/1/05	E013	AG	RR	Concerned about connections cutting through from neighborhood to MD136; no sidewalks; overcrowded schools; failed businesses in area already.
9/1/05	E026			Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists. <i>This issue was withdrawn</i>
9/1/05	E026			Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns. <i>This issue was withdrawn.</i>
9/1/05	E026			Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists." <i>This issue was withdrawn.</i>
9/1/05	E027	RO	B3	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	E027	RO	B3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E027	RO	B3	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker's comments, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists".
9/1/05	E027	RO	B3	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E029	AG/VR	B3	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E040	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E041	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E049	AG/B3	B3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning and traffic issues.
9/1/05	E050	AG	B3	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E054	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E055	RR	VB	Representing 12 property owners. Children safety issues; traffic, well/septic issues; contamination from gas tanks; lighting and signage; already have two vacant gas stations and shopping center.
9/1/05	E059	RR	B2	Concerns about Rhinefort/Perry Road connection; do not want cut-through road to MD136; traffic and quality of life issue; safety is an issue.
9/1/05	E059	RR	B2	Traffic issues. Rt. 22 corridor is full of failed businesses; revitalize instead of rezone.
9/1/05	E060	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E061	AG	B2	Need Village Plan; issues proposed will create more blacktop, runoff, fuel burning, and traffic issues.
9/1/05	E069	GI	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E069	GI	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E072	RO	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.



Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	E072	RO	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E072	RO	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E072	RO	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E073	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E073	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E073	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E073	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E074	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E074	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E074	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E074	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	E075	R2	CI	Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists.
9/1/05	E075	R2	CI	Properties in question are off of a private road; wetlands are also maintained by residents; water run off concerns.
9/1/05	E075	R2	CI	Castle Blaney HOA Representative. Major traffic and safety issues at Johnson Mill Road and Route 1; agree with previous speaker, "Hickory Manor is being surrounded by commercial which will impact community; excess commercial property exists."
9/1/05	E075	R2	CI	From Evergreen community. Is opposed to rezoning; however, if approved, should rezone his property as well.
9/1/05	F017	AG	R1	Supports rezoning. Currently resides on property in mobile home; too narrow to construct single family dwelling and mobile home is too small for family.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/1/05	F019	B1	B3	There are seven houses surrounding current antique shop with right of way behind; concerns about this being used for ingress/egress for business.
9/1/05	F024	AG	R2	Supports rezoning. Property currently idle; rezoning will enhance economy; property can be utilized by increased population which will occur as a result of the jobs at APG.
9/1/05	F024	AG	R2	Septic and wells cannot take additional development.
9/1/05	F024	AG	R2	Should follow Master Plan; not cost effective to bring services to scattered isolated areas; no water and sewer; stormwater and traffic issues.
9/1/05	F028	R2	B2	Upzoning outside the Development Envelope is not consistent with the Master Plan; growth analysis states there's enough business zoning; property is on National Register of Historic property; should be downzoned to AG.
9/1/05	F029	AG	R1	Development around area has decreased ability to farm the property.
9/1/05	F029	AG	R1	Farm is 30 feet from property and is on Historic Register.
9/1/05	F029	AG	R1	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F030	AG	R1	Development around area has decreased ability to farm the property.
9/1/05	F031	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F031-1	AG/B1	B2	Water table concerns; school issues; is outside Development Envelope; traffic concerns; need to protect remaining functional farms.
9/1/05	F031-1	AG/B1	B2	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05	F038	AG	RR	Inappropriate; inconsistent with Master Plan; AG should remain dominant land use in area; Development Envelope is adequate for commercial; traffic and school concerns.
9/1/05				Concerning all properties in District F outside Development Envelope - changing zoning is not consistent with the Master Plan.
9/1/05				on Behalf of Citizens for the Preservation of Agriculture. Speaking on all AG zoned properties requested for residential - deny all requests for AG zoning to residential outside the Development Envelope; residential zoning has negative impact on ability to farm; County made commitment in AG preservation and rezoning will deter owners from entering AG program.

# **COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY**

**September 7, 2005  
Joppatowne High School**

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 7, 2005 at Joppatowne High School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Ms. Diane Ford, Mr. Norman Cochran, and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the third of four meetings which were being held throughout the County. He provided the date and location of the final meeting; September 8<sup>th</sup> at North Harford Middle School. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A001	B2	B3	Revitalize existing business; surplus of vacant businesses; traffic concerns; rezone to residential.
9/7/05	A001	B2	B3	Revitalization effort should be continued; there's enough rundown commercial property available; concerned about access, traffic and crime.
9/7/05	A001	B2	B3	Do not need more business; should be revitalized. BRAC will bring several thousand people; need more residential.
9/7/05	A002	R1	C1	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A002	R1	C1	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A002	R1	C1	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A002	R1	C1	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A003	R1	B2	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A003	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A004	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A004	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A005	R1	B2	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A005	R1	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A006	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A006	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A006	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A009	R1/B3	B3	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A009	R1/B3	B3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A009	R1/B3	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A009	R1/B3	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A010	R1	B3	Opposed. Concerned about safety of children and school buses. Would like property to remain residential.
9/7/05	A011	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A011	B1	B3	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A011	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A011	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A012	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A017	R1	CI	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A017	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A017	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A017	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A019	B1	B3	Follow Master Plan; neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A019	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A019	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A020	B1	B3	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A020	B1	B3	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A022	LI	R1	Property was changed by County during last comprehensive zoning; should revert back to R1; cannot be marketed with existing classification.
9/7/05	A025	B3/R1	B3	Opposed. Excessive traffic; road not equipped to handle; quality of life and investments will decrease; we are protecting developers, not citizens.
9/7/05	A029	B2	B3	Opposed. Inconsistent with surrounding residential property.
9/7/05	A030	B2	B3	Do not need more shopping malls; revitalize vacant commercial.
9/7/05	A031	R1	B3	Opposed. Concerned about safety of children and school buses; would like property to remain residential.
9/7/05	A031	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A032	R1	B3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
9/7/05	A033	R1	B3	Already have enough car and junk yards on Rt. 40. Worried about property devaluation and increased taxes.
9/7/05	A034	R1	CI	Follow Master Plan. Neighborhoods need to be kept safe and peaceful; development along Rt. 7 should be denied.
9/7/05	A034	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A034	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A034	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A035	R1	CI	Opposed. Forty two percent of properties in this area have requested rezoning which is not fair to existing residential properties.
9/7/05	A035	R1	CI	Traffic concerns; concerned with amount of school buses on road already; County has ample commercial zoning.
9/7/05	A035	R1	CI	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A036	R1	B1	Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area.
9/7/05	A036	R1	B1	Agrees with previous speaker's comments, "Spot zoning; area is residential; will provide petition of 30 signers; dangerous traffic; should support revitalization of area."

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	A037	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	A038	AG	B2	Maintain residential neighborhoods; abundance of commercial zoning not being utilized; revitalize commercial corridor.
9/7/05	B003	AG	RR	Infrastructure issues (traffic); beauty of the area will be effected; enough housing developments in area.
9/7/05	B003	AG	RR	Opposed. Preserve horse racing heritage, traffic concerns, safety.
9/7/05	B021	AG	RR	Traffic concerns; overcrowded schools; low yield wells in area; MTBE issues; inconsistent with Master Plan.
9/7/05	B032	AG	RR	Represents Fallston Meadows Community Association; long standing concern about use of property; will possibly support request.
9/7/05	B046	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
9/7/05	B047	AG	RR	Safety issues; water yield concerns; development encroaching on Twin Brook Estates; environmental concerns with streams.
9/7/05	B047	AG	RR	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C014	AG	R1	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C015	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C022	R1	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C023	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C024	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C025	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C026	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C027	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	C028	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	C034	AG	R2	Submitting petition from Camelot community. Ring Factory is a cut through road; traffic is a major issue; water and sewer issues.
9/7/05	D060	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D060	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D061	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D061	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D062	AG	B2	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D062	AG	B2	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	D100	AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	D100	AG	B3	Negative impact on residential community; inconsistent with Master Plan; spot zoning.
9/7/05	E022	RO	B1	Representing Freedom Federal Credit Union. Want to rezone property so they can place a sign out front.
9/7/05	E023	RR/AG	B3	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	E023	RR/AG	B3	Negative impact on residential community; inconsistent with Master Plan; spot zoning; Rt. 22 traffic concerns; no water & sewer; plenty of vacant commercial in area.
9/7/05	E024	AG	LI	Traffic is a major concern; no shoulders on road; keep residential; less trees and more parking lots - no room for wildlife.
9/7/05	E024	AG	LI	Negative impact on residential community; unaware of Master Plan designation and HEAT Center expansion.
9/7/05	E040	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	E041	RR	B2	Keep rural nature and use good judgment in rezoning; already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	E049	AG/B3	B3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.
9/7/05	E050	AG	B3	Will effect rural character of Churchville; concern with runoff from development onto farm and traffic.



Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/7/05	E059	RR	B2	Keep rural nature and use good judgment in rezoning. Already enough vacant commercial in shopping center; revitalize existing commercial.
9/7/05	F016	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
9/7/05	F018	AG	RR	Outside the Development Envelope; follow Master Plan; no water and sewer; traffic concerns; negative environmental impact on Bynum Run Watershed.
9/7/05	F027	RO	B2	Road is too narrow; restricted access; unsafe for school buses.
9/7/05	F027	RO	B2	Agrees with other comments concerning traffic.
9/7/05	F027	RO	B2	Traffic concerns; already have abundant commercial properties in a one mile radius for sale.
9/7/05	F027	RO	B2	Traffic issues; Rt. 7 is used when I-95 and 40 are blocked.
9/7/05	F029	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
9/7/05	F029	AG	R1	Traffic issues; overcrowding; inconsistent with Master Plan.
9/7/05	F029	AG	R1	Traffic issues; overcrowded schools; wants farmland preserved.
9/7/05	F030	AG	R1	Supports request. Designated as infill area in previous plan; adjacent BGE substation; increased traffic and houses on three sides of farm; change in area has altered ability to continue farming.
9/7/05				Concerning all Level Road and Churchville Road issues: Traffic issues; overcrowding; inconsistent with Master Plan; independent studies should be done before properties are rezoned; issues with tax increases and devaluation; emergency services need to know impact on community.
9/7/05				Against rezoning in area; traffic concerns along Rt. 7; already enough business in the area.
9/7/05				Five plans for the area; don't need more residential or business; follow Master Plan and other community plans already in place.
9/7/05				Traffic issues; pollution; increased assessments and taxes; MTBE; school overcrowding; not enough adequate emergency services; loss of farmland and trees.

# **COMPREHENSIVE ZONING REVIEW PUBLIC MEETING SUMMARY**

**September 8, 2005  
North Harford Middle School**

The Harford County Department of Planning and Zoning conducted a Comprehensive Zoning Review Public Meeting on September 8, 2005 at North Harford Middle School. Prior to the meeting, citizens were encouraged to utilize various resource material available in the lobby. Staff members answered questions and provided information.

The meeting began at 7:00 P.M. Mr. Anthony McClune, Acting Director of Planning and Zoning, opened the meeting with introductions of the Planning Advisory Board Members in attendance; Mr. Dick Harrison, Mr. Norman Cochran, Mr. Robert Shaffner and Ms. Terri Kearney. He also introduced staff members; Mr. Pete Gutwald, Chief of Comprehensive Planning, and Ms. Janet Gleisner, Chief of Land Use/Transportation Planning and the moderator for the evening.

Mr. McClune explained that the Department had initially received numerous requests for rezoning during December 2004 and January 2005. Since that time, staff members have been gathering technical information from other departments and agencies. This information included water and sewer availability, traffic capacity, impact on schools and environmental issues. Mr. McClune stated that this was the fourth of four meetings which were held throughout the County. Mr. McClune stated the purpose of these meetings which is to solicit comments and concerns from citizens.

After these public meetings, Mr. McClune advised that the Department would look at the technical information received, along with citizen input, and finalize their recommendations. The Planning Advisory Board would then meet in September to make their recommendations. He stated that the Director's Report, containing both recommendations, would be forwarded to the County Council the beginning of November with legislation being introduced in December. He advised that the County Council would be conducting their public hearings through the month of January and the beginning of February 2006.

Mr. McClune informed everyone of the protocol that would be followed for tonight's meeting. Citizens were advised to provide their names, addresses and the issue number they are speaking on. The following matrix contains a summary of comments that were received at the meeting.

# 2005/2006 Comprehensive Zoning Review

## COMMENTS

### Speakers at Public Meetings

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	A012	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
9/8/05	A037	AG	B2	Opposed. Inconsistent with Master Plan; outside Development Envelope; traffic concerns; wells and septic threatened in area.
9/8/05	B003	AG	RR	Traffic concerns; protect horse farms.
9/8/05	B005	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	B005	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	B017	AG	B3	Supports request. No vacant commercial in the area; existing produce operation is limited in expansion due to floodplain on site.
9/8/05	B021	AG	RR	Opposed. Impact on wells; concerned about MTBE in waters; school and emergency services impacts; outside the Development Envelope; should be kept farmland.
9/8/05	B021	AG	RR	Opposed. Traffic issues, overcrowded schools, impact on wells and emergency services.
9/8/05	B046	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
9/8/05	B047	AG	RR	Traffic on 152 and Baldwin Mill is a concern; wells cannot be supported; impact on school system.
9/8/05	B047	AG	RR	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C008	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
9/8/05	C010	R2	B2	Supports request. Increased traffic on 924 has changed character of neighborhood; should not be residential.
9/8/05	C013	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.
9/8/05	C013	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Neighborhood traffic concerns; runoff; safety of children.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C013-1	R/RR	R1	Concerns about linking Cedar Lane through Fairway; septic problems in area; concerned about being forced to connect to water & sewer.
9/8/05	C014	AG	R1	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C015	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C022	R1	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C023	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C024	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C025	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C026	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C027	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C028	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	C034	AG	R2	Speaking on behalf of Camelot. Traffic concerns; encourage farms to stay.
9/8/05	D024	AG	VB	Opposed. Farmers being squeezed out by development; slow growth down.
9/8/05	D027	AG	B3	Supports request. Located across from Delta Lumber; change in area, especially increase in traffic; is surrounded by businesses; services are needed in area due to development in Pennsylvania.
9/8/05	D030	VR	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D034	AG	RR	Supports request. Development has made farming difficult; now surrounded by houses; 25 feet outside Development Envelope.
9/8/05	D035	AG	B1	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	D035	AG	B1	Opposed. Traffic concerns a sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D035	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D036	AG	B1	Concerned about traffic; threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D036	AG	B1	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D036	AG	B1	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D047	RR	AG	Master Plan calls for AG in area - should remain AG; traffic at Prospect and Davis Corner; don't push generations of farmers out.
9/8/05	D047	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
9/8/05	D048	AG	RR	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; roads cannot handle traffic; keep to Master Plan.
9/8/05	D051	VR	VB	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D052	GI	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D053	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	D053	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	D053	AG	RR	Supports request. No longer has farming value due to development; location and size of property not conducive to farming because farm vehicles conflict with traffic congestion on roads.
9/8/05	D053	AG	RR	Infrastructure concerns, wells and septic, schools; inconsistent with Master Plan.
9/8/05	D058	GI	VB	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D063			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn.</i>
9/8/05	D064			Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere. <i>This issue was withdrawn.</i>

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	D064			Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. <i>This issue was withdrawn.</i>
9/8/05	D064-1	GI/B2	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D069	AG	RR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues. .
9/8/05	D070	CI/VB	CI	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D072	GI/VB	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D072-1	VB/GI	B3	Concerned about traffic, threats to watershed; well problems; school overcrowding deny requests in Pylesville along MD136 and 165; keep AG.
9/8/05	D075	AG/GI	GI	Opposed to changes in Dublin area in rural village; impacts on waterway; businesses cause air and water pollution; support establishment of industrial uses in business parks.
9/8/05	D075	AG/GI	GI	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized.
9/8/05	D077	B1/AG/B3	B3	Opposed. Traffic concerns; sufficient vacant commercial - should concentrate on revitalizing existing commercial.
9/8/05	D077	B1/AG/B3	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D077	B1/AG/B3	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D078	GI/VR	VR	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D078	GI/VR	VR	Increased number of houses and school impacts; environmental concerns; wells; high density is inappropriate for Whiteford - stay with Master Plan.
9/8/05	D080	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D090	AG	CI	Traffic concerns; well and septic impacts and runoff.
9/8/05	D090	AG	CI	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D091	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	D091-1	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D091-2	B2/GI/LI	B3	Protect heritage of community; against changing AG zoning; no business zoning in Whiteford should be considered; well contamination issues.
9/8/05	D092	B3/LI	B3	Environmental concerns, soil and wells contaminated in area; insufficient electrical power; inconsistent with Master Plan; keep village atmosphere.
9/8/05	D098	AG	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D099	AG	B2	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	D101	AG	RR	Traffic, schools and infrastructure concerns; keep open space in this area; not in Development Envelope and not within designated RR area.
9/8/05	D101	AG	RR	Water table concerns; need for development of rainfall reclamation plan.
9/8/05	D102	AG	B3	Community Plan calls for AG zoning in the area; opposed to commercial zoning; have sufficient commercial within area which needs to be utilized; would detract from village character.
9/8/05	E013	AG	RR	Inconsistent with Master Plan; concerned with impact on wildlife and need for wildlife management plan.
9/8/05	E013	AG	RR	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E029	AG/VR	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E029-1	AG/VR	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E040	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E041	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E049	AG/B3	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E050	AG	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E051	VB/AG	B3	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E059	RR	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.

Date	Issue Number	Existing Zoning	Requested Zoning	Summary of Comment
9/8/05	E060	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	E061	AG	B2	Development should be consistent with Master Plan and Village concept; B1, B2 and B3 in Churchville village should be denied according to the Master Plan.
9/8/05	F018	AG	RR	Concerned about traffic, threats to watershed; well problems; school overcrowding keep AG.
9/8/05	F024	AG	R2	Inconsistent with Master Plan; area cannot handle development; traffic, school and watershed impacts.
9/8/05	F029	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
9/8/05	F030	AG	R1	Supports request. Designated as infill area; increased traffic and change in area has altered ability to continue farming.
9/8/05				Conserve farmland; would like to see organic farming operations in Harford County to improve environment.
9/8/05				Speaking on behalf of Friends of Harford. Whiteford has issues needing careful consideration; need a community plan; zoning changes must do no harm; concerned with environmental issues in area; need to maintain farming industry in northern Harford County.
9/8/05				Opposed to rezoning; agrees with previous speakers about need for protection of land; told fictitious story to compare with overdevelopment.
9/8/05				Uncontrolled growth is a problem for schools and emergency services, traffic and wells.
9/8/05				Opposed to rezoning in Whiteford except for The Mill; concerned with Susquehanna River and Chesapeake Bay pollution and loss of wildlife; keep village atmosphere.
9/8/05				Concerned about development in general; need a plan for development design; opposed to commercial changes; need more parkland.
9/8/05				County is not obligated to rezone; decisions should be for good of public.
9/8/05				Regarding all AG to RR requests: Development has negative impact; keep what we have; traffic, school overcrowding, water supplies and impacts on open space.
9/8/05				Concerned about too much development; happy with character of Whiteford/Cardiff; don't need gas stations, fast food or intense development; keep farmland.



**Appendix C**  
**Planning Advisory Board**  
**Meeting Summaries**

## **PLANNING ADVISORY BOARD**

### **Meeting Summary** **9/14/05**

**Planning Advisory Board Members in Attendance:** Mr. Dick Harrison, Ms. Terri Kearney, Mr. Norman Cochran, Ms. Diane Ford

**Staff:** Mr. Anthony McClune, Mr. C. Pete Gutwald, Ms. Janet Gleisner, Ms. Denise Lynch, Ms. Melissa Koenig, Ms. Nancy Giorno

**Also in Attendance:** Michael Leaf, Esquire, Lawrence Kreis, Jr., Esquire, Robert Lynch, Esquire

The meeting was called to order at 6:30 P.M. Mr. Harrison welcomed everyone and explained that this meeting was focusing solely on the Comprehensive Zoning Review and the Planning Advisory Board's recommendations. Mr. Gutwald then gave an overview of the criteria Planning and Zoning utilized for their recommendations. He also reviewed the hand-outs and the data available (staff assessments and GIS information). Ms. Lynch explained the public comment binders that were distributed.

Requests were voted on as follows:

A001 – The vote was unanimous to recommend there be no zoning change.

A007 – The vote was unanimous to recommend a zoning change to LI.

A002 – The vote was unanimous to recommend there be no zoning change.

A009 – The vote was unanimous to recommend there be no zoning change.

A017 – The vote was unanimous to recommend there be no zoning change.

A034 – The vote was unanimous to recommend there be no zoning change.

A035 - The vote was unanimous to recommend there be no zoning change.

A003 – The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.

A004 – The vote was unanimous to recommend a zoning change to B2.

A005 – The vote was unanimous to recommend a zoning change to B2.

A006 – The vote was unanimous to recommend a zoning change to B2.

A011 – The vote was unanimous to recommend a zoning change to B2.

A008 – The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.

A022 – The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.

A024 – The vote was 3-1 to recommend there be no zoning change. There was discussion regarding the history of the zoning on this property. It was mentioned that the requested zoning would be inconsistent with the intent and policies of the Land Use Plan.

A010 – The vote was unanimous to recommend there be no zoning change.

A012 – The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.

A037 - The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.

A038 - The vote was unanimous to recommend there be no zoning change with Mr. Harrison abstaining from the vote.

A013 - The vote was unanimous to recommend there be no zoning change.

A014 – The vote was unanimous to recommend there be no zoning change.

A015 – The vote was unanimous to recommend there be no zoning change.

A016 – The vote was unanimous to recommend there be no zoning change.

A018 – The vote was unanimous to recommend there be no zoning change.

A019 - The vote was unanimous to recommend a zoning change to B3.

A020 - The vote was unanimous to recommend a zoning change to B3.

A021 – The vote was unanimous to recommend there be no zoning change.

A023 – The vote was unanimous to recommend there be no zoning change.  
There was discussion relative to the number of development rights utilized on this property.

A025 – The vote was unanimous to recommend there be no zoning change.

A026 – The vote was unanimous to recommend there be no zoning change.

A027 – The vote was 3-1 to recommend there be no zoning change.

A028 – The vote was unanimous to recommend there be no zoning change.

A029 – The vote was unanimous to recommend there be no zoning change.

A030 – The vote was unanimous to recommend there be no zoning change.

A031 – The vote was unanimous to recommend there be no zoning change.

A032 – The vote was unanimous to recommend there be no zoning change.

A033 – The vote was unanimous to recommend there be no zoning change.

A036 – The vote was unanimous to recommend there be no zoning change.

B001 - The vote was unanimous to recommend there be no zoning change.

B002 - The vote was unanimous to recommend there be no zoning change.

B003 – The vote was unanimous to recommend a zoning change to RR.

B004 – The vote was unanimous to recommend there be no zoning change.

B005 – The vote was unanimous to recommend there be no zoning change.

B006 – The vote was unanimous to recommend a zoning change to RR.

B007 - The vote was unanimous to recommend a zoning change to RR.

B008 – The vote was unanimous to recommend there be no zoning change.

B020 – The vote was unanimous to recommend there be no zoning change.

B020-1 – The vote was unanimous to recommend there be no zoning change.

B025 – The vote was unanimous to recommend there be no zoning change.

B009 – The vote was unanimous to recommend there be no zoning change.

B010 – The vote was unanimous to recommend there be no zoning change.

B011 - The vote was unanimous to recommend there be no zoning change.

B012 - The vote was unanimous to recommend there be no zoning change.

B014 - The vote was unanimous to recommend there be no zoning change.

B015 - The vote was unanimous to recommend there be no zoning change.

B016 - The vote was unanimous to recommend there be no zoning change.

B013 – The vote was unanimous to recommend a zoning change to B2.

B017 - The vote was unanimous to recommend there be no zoning change.

B033 - The vote was unanimous to recommend there be no zoning change.

B018 - The vote was unanimous to recommend there be no zoning change.

B019 - The vote was unanimous to recommend there be no zoning change.

B024 - The vote was unanimous to recommend there be no zoning change.

B021 - The vote was unanimous to recommend there be no zoning change.

B022 - The vote was unanimous to recommend there be no zoning change.

B023 - The vote was unanimous to recommend there be no zoning change.

B026 – The vote was unanimous to recommend a zoning change to RR.

B027 - The vote was unanimous to recommend a zoning change to RR.

B028 - The vote was unanimous to recommend a zoning change to RR.

B029 - The vote was unanimous to recommend a zoning change to RR.

B030 - The vote was unanimous to recommend a zoning change to RR.

B031 - The vote was unanimous to recommend a zoning change to RR.

B032 – The vote was unanimous to recommend there be no zoning change.

B034 – The vote was unanimous to recommend there be no zoning change.

B035 – The vote was unanimous to recommend a zoning change to B3 on 14.29 acres.

B036 – The vote was unanimous to recommend a zoning change to RR.

B037 – The vote was unanimous to recommend there be no zoning change.

B038 – The vote was unanimous to recommend a zoning change to RR.

B039 - The vote was unanimous to recommend a zoning change to RR.

B040 - The vote was unanimous to recommend a zoning change to RR.

B041 – The vote was unanimous to recommend there be no zoning change.

B042 – The vote was unanimous to recommend there be no zoning change.

B043 - The vote was unanimous to recommend there be no zoning change.

B044 - The vote was unanimous to recommend there be no zoning change.

B045 - The vote was unanimous to recommend there be no zoning change.

B046 - The vote was unanimous to recommend there be no zoning change.

B047 - The vote was unanimous to recommend there be no zoning change.

C001 - The vote was unanimous to recommend there be no zoning change.

C002 - The vote was unanimous to recommend there be no zoning change.

C003 - The vote was unanimous to recommend there be no zoning change.

C004 – The vote was unanimous to recommend a zoning change to B1.

Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.

C005 - The vote was unanimous to recommend a zoning change to B1.

Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.

C006 - The vote was unanimous to recommend a zoning change to B1.

Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.

C011 – The vote was unanimous to recommend a zoning change to B1.

Mr. Harrison expressed his concerns relative to traffic issues on Tollgate Road.

C007 – The vote was unanimous to recommend there be no zoning change.

C008 - The vote was unanimous to recommend there be no zoning change.

C009 - The vote was unanimous to recommend there be no zoning change.

C010 - The vote was unanimous to recommend there be no zoning change.

C012 - The vote was unanimous to recommend there be no zoning change.

C013 – The vote was unanimous to recommend a zoning change to R1.

C013-1 – The vote was unanimous to recommend a zoning change to R1.

C014, C015, C022 through C028, C034 – The vote was 2 for R1, 1 for AG, 1 for RR.

Mr. Harrison expressed his concerns relative to traffic issues in the area.

Since the vote was split, it was decided that Nancy Giorno would consult Roberts Rules of Order. These issues would be brought up again at the next meeting.

C016 – The vote was unanimous to recommend there be no zoning change.

C029 - The vote was unanimous to recommend there be no zoning change.

C030 - The vote was unanimous to recommend there be no zoning change.

C017 - The vote was unanimous to recommend there be no zoning change.

C018 - The vote was unanimous to recommend there be no zoning change.

C021 - The vote was unanimous to recommend there be no zoning change.

C019 - The vote was unanimous to recommend there be no zoning change.

C020 - The vote was unanimous to recommend there be no zoning change.

C033 - The vote was unanimous to recommend there be no zoning change.

C035 - The vote was unanimous to recommend there be no zoning change.

D001 - The vote was unanimous to recommend there be no zoning change with  
Mr. Harrison abstaining

D002 – The vote was unanimous to recommend a zoning change to CI.

D003 - The vote was unanimous to recommend a zoning change to CI.

D004 - The vote was unanimous to recommend a zoning change to CI.

D005 - The vote was unanimous to recommend a zoning change to CI.

D006 - The vote was unanimous to recommend a zoning change to CI.

D007 - The vote was unanimous to recommend a zoning change to CI.

D008 - The vote was unanimous to recommend a zoning change to CI.

D009 - The vote was unanimous to recommend a zoning change to CI.

D010 - The vote was unanimous to recommend a zoning change to CI.

D011 - The vote was unanimous to recommend a zoning change to CI.

D012 - The vote was unanimous to recommend a zoning change to CI.

D013 - The vote was unanimous to recommend a zoning change to CI.

D014 - The vote was unanimous to recommend a zoning change to CI.



D015 - The vote was unanimous to recommend a zoning change to CI.

D016 - The vote was unanimous to recommend a zoning change to CI.

D017 - The vote was unanimous to recommend a zoning change to CI.

D018 - The vote was unanimous to recommend a zoning change to CI.

D019 - The vote was unanimous to recommend a zoning change to CI.

D020 - The vote was unanimous to recommend a zoning change to CI.

D021 - The vote was unanimous to recommend a zoning change to CI.

D022 - The vote was unanimous to recommend a zoning change to CI.

D023 - The vote was unanimous to recommend a zoning change to CI.

D025 - The vote was unanimous to recommend a zoning change to CI.

D026 - The vote was unanimous to recommend a zoning change to CI.

D049 - The vote was unanimous to recommend a zoning change to CI.

D055 - The vote was unanimous to recommend a zoning change to CI.

D065 - The vote was unanimous to recommend a zoning change to CI.

D071 - The vote was unanimous to recommend a zoning change to CI.

D073 - The vote was unanimous to recommend a zoning change to CI.

D085 - The vote was unanimous to recommend a zoning change to CI.

D086 - The vote was unanimous to recommend a zoning change to CI.

D087 - The vote was unanimous to recommend a zoning change to CI.

D088 - The vote was unanimous to recommend a zoning change to CI.

D089 - The vote was unanimous to recommend a zoning change to CI.

D024 – The vote was unanimous to recommend there be no zoning change.

D027 - The vote was unanimous to recommend there be no zoning change.

D050 - The vote was unanimous to recommend there be no zoning change.

D051 - The vote was unanimous to recommend there be no zoning change.

D052 – The vote was unanimous to recommend a zoning change to VB.

D058 – The vote was unanimous to recommend a zoning change to VB.

D059 – The vote was unanimous to recommend a zoning change to VB.

D059-1 - The vote was unanimous to recommend a zoning change to AG.

D064-1 - The vote was unanimous to recommend a zoning change to VB.

D070 - The vote was unanimous to recommend a zoning change to VB.

D072 - The vote was unanimous to recommend a zoning change to VB.

D072-1 – The vote was unanimous to recommend there be no zoning change.

D078 – The vote was unanimous to recommend a zoning change to VR.

D091 – The vote was unanimous to recommend a zoning change to VB.  
There was discussion as to whether the proposed use, which was recreational golf facility, would be allowed in VB zoning classification. Mr. McClune confirmed that this would be permitted in VB.

D091-1 – The vote was unanimous to recommend a zoning change to VB.

D091-2 – The vote was unanimous to recommend a zoning change to VB.

D092 – The vote was unanimous to recommend a zoning change to B3.  
There was some discussion on why this should be changed to B3. It was explained by staff that this would eliminate multiple split zoning on a large portion of this property.

D028 – The vote was unanimous to recommend a zoning change to RR.

D034 – The vote was unanimous to recommend there be no zoning change.

D069 – The vote was unanimous to recommend a zoning change to RR.  
It was noted that this change would be for approximately 42 acres of the original request.

D029 – The vote was unanimous to recommend there be no zoning change.

D030 - The vote was unanimous to recommend there be no zoning change.

D075 - The vote was unanimous to recommend there be no zoning change.

D098 - The vote was unanimous to recommend there be no zoning change.

D099 - The vote was unanimous to recommend there be no zoning change.

D031 - The vote was unanimous to recommend there be no zoning change.

D033 – The vote was unanimous to recommend a zoning change to CI.

D067 – The vote was unanimous to recommend there be no zoning change.

D068 – The vote was unanimous to recommend a zoning change to VB.

D074 – The vote was unanimous to recommend there be no zoning change.

D032 – The vote was unanimous to recommend there be no zoning change.  
There was discussion regarding the present use of this site as a produce stand and the fact that B3 zoning would create an extension of strip commercial along this corridor.

D035 – The vote was unanimous to recommend there be no zoning change.

D036 – The vote was unanimous to recommend there be no zoning change.

D077 – The vote was unanimous to recommend there be no zoning change.

D079 – The vote was unanimous to recommend there be no zoning change.

D080 - The vote was unanimous to recommend there be no zoning change.

D102 - The vote was unanimous to recommend there be no zoning change.

D040 - The vote was unanimous to recommend there be no zoning change.

D041 - The vote was unanimous to recommend there be no zoning change.

D042 - The vote was unanimous to recommend there be no zoning change.

D043 - The vote was unanimous to recommend there be no zoning change.

D044 - The vote was unanimous to recommend there be no zoning change.

D045 - The vote was unanimous to recommend there be no zoning change.

D046 - The vote was unanimous to recommend there be no zoning change.

D053 - The vote was unanimous to recommend there be no zoning change.

D056 - The vote was unanimous to recommend there be no zoning change.

D101 - The vote was unanimous to recommend there be no zoning change.

D047 - The vote was unanimous to recommend there be no zoning change.

D048 - The vote was unanimous to recommend there be no zoning change.

D054 - The vote was unanimous to recommend there be no zoning change.

D057 - The vote was unanimous to recommend there be no zoning change.

D060 - The vote was unanimous to recommend there be no zoning change.

D061 - The vote was unanimous to recommend there be no zoning change.

D062 - The vote was unanimous to recommend there be no zoning change.

D100 - The vote was unanimous to recommend there be no zoning change.

D081 - The vote was unanimous to recommend there be no zoning change.

D090 - The vote was unanimous to recommend there be no zoning change.

D093 – The vote was 3-1 to recommend there be no change in zoning.

D094 – The vote was unanimous to recommend there be no change in zoning.

D095 - The vote was unanimous to recommend there be no zoning change.

D096 - The vote was unanimous to recommend there be no zoning change.

D103 - The vote was unanimous to recommend there be no zoning change.

The meeting was adjourned at 8:50 p.m.

## **PLANNING ADVISORY BOARD**

### **Meeting Summary**

**9/21/05**

**Planning Advisory Board Members in Attendance:** Mr. Dick Harrison, Ms. Terri Kearney, Mr. Norman Cochran, Ms. Diane Ford, Mr. Robert Shaffner,

**Staff:** Mr. Anthony McClune, Mr. C. Pete Gutwald, Ms. Janet Gleisner, Ms. Denise Lynch, Ms. Nancy Giorno, Ms. Melissa Koenig, Mr. Will Doane

**Also in Attendance:** Michael Leaf, Esquire, Ms. Joan Morrissey Ward, Bel Air Town Commissioner

The meeting was called to order at 6:30 P.M. Mr. Harrison welcomed everyone. The meeting began with the revisiting of Issues C014, C015, C022 through C028 and C034. The Board members were advised by Ms. Giorno that the vote had to be taken again on these issues. There was some discussion about the Low Intensity designation of these properties. Mr. Gutwald answered questions and clarified what this designation is in relation to the Land Use Plan. He also reviewed the criteria used to evaluate each request. Mr. Harrison reiterated his concerns with traffic safety in this area, specifically on Whitaker Mill Road. Mr. Shaffner asked if there were plans for the one lane bridge on this road. Mr. McClune stated that there were no plans to widen it at this time. Ms. Kearney stated that her notes from the public meetings indicated that citizens would prefer R1 to R2 zoning on these properties. Mr. Cochran stated that there should be consistency in all of the Board's recommendations. Ms. Ford stated that all recommendations should be consistent with the intent and policies of the Land Use Plan.

C014 – The vote was 4-1 to recommend a zoning change to R1.

C015 – The vote was 4-1 to recommend a zoning change to R1.

C022 – The vote was 4-1 to recommend there be no zoning change.

C023 – The vote was 4-1 to recommend a zoning change to R1.

C024 – The vote was 4-1 to recommend a zoning change to R1.

C025 – The vote was 4-1 to recommend a zoning change to R1.

C026 – The vote was 4-1 to recommend a zoning change to R1.

C027 - The vote was 4-1 to recommend a zoning change to R1.

C028 - The vote was 4-1 to recommend a zoning change to R1.

C034 - The vote was 4-1 to recommend a zoning change to R1.

E001 – The vote was unanimous to recommend there be no zoning change.  
Ms. Ford noted that there were numerous public comments regarding properties along Rt. 22 and the fact that there was already a large amount of vacant commercial property.

E054 – The vote was unanimous to recommend there be no zoning change.

E055 – The vote was unanimous to recommend there be no zoning change.

E002 – The vote was unanimous to recommend a zoning change to R1.

E015 - The vote was unanimous to recommend a zoning change to R1.

E016 - The vote was unanimous to recommend a zoning change to R1.

E018 – The vote was unanimous to recommend a zoning change to R1.

E048 – The vote was unanimous to recommend a zoning change to R1.

E066 – The vote was unanimous to recommend a zoning change to R1.

E076 - The vote was unanimous to recommend a zoning change to R1.

E003 - The vote was unanimous to recommend a zoning change to R1.  
There was discussion on what portion of this property would be recommended for R1 zoning. Staff clarified that it was the 3 acre CI portion.

E003-1 – The vote was unanimous to recommend a zoning change to R2.  
Staff clarified that the recommended change would be for the 85 acre portion of GI.

E004 – The vote was 4-1 to recommend there be no zoning change.

E008 – The vote was 4-1 to recommend there be no zoning change.

E005 – The vote was unanimous to recommend there be no zoning change.

E006 – The vote was unanimous to recommend there be no zoning change.

E007 – The vote was unanimous to recommend there be no zoning change.

E009 – The vote was unanimous to recommend a zoning change to CI.

- E027 – The vote was unanimous to recommend there be no zoning change.  
Mr. Shaffner asked if a business on first the floor and residence on second floor was permitted in RO. Mr. McClune stated that this would require approval by the Board of Appeals. In the RO, the only permitted use is a single family dwelling.
- E072 – The vote was unanimous to recommend there be no zoning change.
- E073 – The vote was unanimous to recommend there be no zoning change.
- E074 - The vote was unanimous to recommend there be no zoning change.
- E075 - The vote was unanimous to recommend there be no zoning change.
- E069 – The vote was unanimous to recommend a zoning change to CI.
- E070 – The vote was unanimous to recommend a zoning change to CI.
- E071 – The vote was unanimous to recommend a zoning change to CI.
- E031 – The vote was unanimous to recommend a zoning change to R1.
- E039 – The vote was unanimous to recommend a zoning change to R1.
- E010 – The vote was 4-1 to recommend there be no zoning change.
- E011 – The vote was unanimous to recommend there be no zoning change.
- E021 – The vote was unanimous to recommend there be no zoning change.
- E022 – The vote was 4-1 to recommend there be no zoning change.
- E052 – The vote was unanimous to recommend there be a zoning change to B2.
- E052-1 – The vote was unanimous to recommend there be a zoning change to B2.  
Mr. Gutwald explained that this would eliminate split zoning.
- E012 – The vote was unanimous to recommend there be no zoning change.
- E013 – The vote was unanimous to recommend there be no zoning change.  
Ms. Kearney reminded everyone of the comments that were received in opposition to this request. Ms. Ford stated that consistency with the Land Use



Plan should be maintained. There was some discussion relative to development rights on this property.

E014 – The vote was unanimous to recommend there be no zoning change.

E017 – The vote was unanimous to recommend there be no zoning change.

E029 – The vote was unanimous to recommend a zoning change to VR.

E029-1 – The vote was unanimous to recommend there be no zoning change.

E047 – The vote was 3-2 to recommend a zoning change to B3.

There was discussion regarding this request. It was noted that the larger portion of this parcel was already B3 and had an existing garage/commercial vehicle storage on the property.

E049 – The vote was 4-1 to recommend there be no zoning change.

E050 – The vote was 4-1 to recommend there be no zoning change.

E051 – The vote was unanimous to recommend there be no zoning change.

E060 – The vote was unanimous to recommend there be no zoning change.

The question was raised as to whether there were current zoning violations on this property. Mr. McClune stated that there are no open cases at this time on the property.

E061 – The vote was unanimous to recommend there be no zoning change.

E019 - The vote was unanimous to recommend there be no zoning change.

E020 - The vote was unanimous to recommend there be no zoning change.

E040 – The vote was 4-1 to recommend there be no zoning change.

E041 – The vote was 4-1 to recommend there be no zoning change.

E059 – The vote was 4-1 to recommend there be no zoning change.

E023 – The vote was unanimous to recommend there be no zoning change.

E024 – The vote was unanimous to recommend a zoning change to LI.

E028 – The vote was unanimous to recommend a zoning change to R3.

E062 – The vote was 4-1 to recommend there be no zoning change.

E063 – The vote was 4-1 to recommend there be no zoning change.

E064 – The vote was 4-1 to recommend there be no zoning change.

E065 – The vote was 4-1 to recommend there be no zoning change.

E042 – The vote was unanimous to recommend there be no zoning change.

E043 – The vote was unanimous to recommend a zoning change to R3.

E044 – The vote was unanimous to recommend there be no zoning change.

E056 – The vote was unanimous to recommend there be no zoning change.

E057 – The vote was unanimous to recommend there be no zoning change.

E058 - The vote was unanimous to recommend there be no zoning change.

E067 - The vote was unanimous to recommend there be no zoning change.

F013 - The vote was unanimous to recommend there be no zoning change.

E046 - The vote was 4-1 to recommend there be no zoning change.

F001 - The vote was unanimous to recommend there be no zoning change.

F002 - The vote was unanimous to recommend there be no zoning change.

F003 – The vote was 3-2 to recommend there be no zoning change.

F026 – The vote was unanimous to recommend a zoning change to B2.

F031 – The vote was 3-2 to recommend a zoning change to B2.

F031-1 – The vote was 3-2 to recommend there be no zoning change.

F029 – The vote was unanimous to recommend there be no zoning change.

F030 – The vote was unanimous to recommend there be no zoning change.

F038 – The vote was unanimous to recommend there be no zoning change.

F004 – The vote was unanimous to recommend a zoning change to R1.

F005 – The vote was unanimous to recommend a zoning change to R1.

F006 – The vote was unanimous to recommend a zoning change to R1.

F007 – The vote was unanimous to recommend there be no zoning change.

F035 – The vote was unanimous to recommend there be no zoning change.

F008 – The vote was unanimous to recommend there be no zoning change.

F014 – The vote was unanimous to recommend there be no zoning change.

F015 – The vote was unanimous to recommend there be no zoning change.

F027 – The vote was unanimous to recommend there be no zoning change.

F009 – The vote was 4-1 to recommend there be no zoning change.

F010 – The vote was unanimous to recommend there be no zoning change.

F012 – The vote was 3-2 to recommend a zoning change to R3.

F012-1 – The vote was 3-2 to recommend a zoning change to R3.

F012-2 – The vote was unanimous to recommend a zoning change to R3.

F037 – The vote was unanimous to recommend there be no zoning change.

F011 – The vote was unanimous to recommend there be no zoning change.

F016 – The vote was unanimous to recommend there be no zoning change.

F018 – The vote was unanimous to recommend there be no zoning change.

F017 – The vote was 3-2 to recommend there be no zoning change.  
Questions regarding cottage housing were brought up. Mr. McClune explained the conditions of this type of housing.

F019 – The vote was unanimous to recommend there be no zoning change.

F022 – The vote was unanimous to recommend there be no zoning change.

F023 - The vote was unanimous to recommend there be no zoning change.

F020 - The vote was unanimous to recommend there be no zoning change.

F020-1 - The vote was unanimous to recommend there be no zoning change.

F021 - The vote was unanimous to recommend there be no zoning change.

F024 - The vote was unanimous to recommend there be no zoning change.

F025 - The vote was unanimous to recommend there be no zoning change.

F033 - The vote was unanimous to recommend there be no zoning change.

F028 - The vote was unanimous to recommend there be no zoning change.

F032 – The vote was unanimous to recommend a zoning change to R2.

F032-1 – The vote was unanimous to recommend a zoning change to R2.  
Mr. Gutwald explained that this would eliminate split zoning.  
This concluded the vote on all requests that were submitted by property owners. Mr. Gutwald then distributed a log with issues that Planning and Zoning was bringing forth. He stated that these zoning changes would bring consistency to adjoining properties that were requesting zoning changes, with the exception of one property, D012, which was a mapping error.

B040-1 – The vote was unanimous to recommend a zoning change to RR.

B048 – The vote was unanimous to recommend a zoning change to RR.

C036 – The vote was unanimous to recommend a zoning change to B1.

C037 – The vote was unanimous to recommend a zoning change to B1.

D104 - The vote was unanimous to recommend a zoning change to CI.

D105 - The vote was unanimous to recommend a zoning change to CI.

D106 - The vote was unanimous to recommend a zoning change to CI.

D107 - The vote was unanimous to recommend a zoning change to CI.

D108 - The vote was unanimous to recommend a zoning change to CI.

D109 - The vote was unanimous to recommend a zoning change to VB.

D110 - The vote was unanimous to recommend a zoning change to AG.

D111 - The vote was unanimous to recommend a zoning change to AG.

D112 - The vote was unanimous to recommend a zoning change to B1.

E077 - The vote was unanimous to recommend a zoning change to R1.

E078 – The vote was unanimous to recommend a zoning change to R1.

E079 - The vote was unanimous to recommend a zoning change to R1.

E080 - The vote was unanimous to recommend a zoning change to R1.

E081 - The vote was unanimous to recommend a zoning change to R1.

E082 - The vote was unanimous to recommend a zoning change to R1.

E083 - The vote was unanimous to recommend a zoning change to R1.

E084 - The vote was unanimous to recommend a zoning change to R1.

E085 - The vote was unanimous to recommend a zoning change to R1.

E086 - The vote was unanimous to recommend a zoning change to CI.

E087 - The vote was unanimous to recommend a zoning change to CI.

E088 - The vote was unanimous to recommend a zoning change to LI.

E089 - The vote was unanimous to recommend a zoning change to LI.

E090 - The vote was unanimous to recommend a zoning change to LI.

E091 - The vote was unanimous to recommend a zoning change to LI.

E092 - The vote was unanimous to recommend a zoning change to LI.

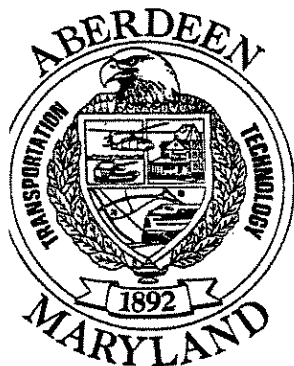
E093 - The vote was unanimous to recommend a zoning change to LI.

E094 - The vote was unanimous to recommend a zoning change to LI.

The meeting was adjourned at 9:10 P.M.

# **Appendix D**

## **Municipality Comments**



# CITY OF ABERDEEN

Douglas S. Wilson, Mayor  
Georgina M. Bantum, Council President  
Jerry K. Hansen, City Council  
Michael G. Hiob, City Council  
Ronald Kupferman, City Council



August 31, 2005

Mr. C. Pete Gutwald  
Chief of Comprehensive Planning  
Harford County Government  
Department of Planning and Zoning  
220 S. Main Street, 2<sup>nd</sup> floor  
Bel Air, Maryland 21014

RE: Comments regarding Comprehensive Zoning Review

Dear Mr. Gutwald:

I have reviewed the following applications for Comprehensive Zoning and offer the following comments to your staff:

1. Issue #E003, E003-1 Tax Map 58, Parcel 59 is located within the City's Comprehensive Planning Area 14, Ripken. Planning Area 14 is recommended for light industrial/planned employment growth. We have no issues with the rezoning request from R2/CI/GI to R3.
2. Issue #E005, Tax Map 52, Parcel 55 is located within the City's Comprehensive Planning Area 8, Paradise. Planning Area 8 is recommended for low and medium density residential uses. We have no issues with the rezoning request from AG to R2.
3. Issue #E024, Tax Map 51, Parcel 643 is located within the City's Comprehensive Planning Area 11, Long/HEAT. Planning Area 11 is recommended for a planned unit development of upscale residential character, additional office, research and educational uses in a campus like setting and commercial/recreational uses. We have no issues with the rezoning request from AG to LI.
4. Issue #E043, Tax Map 51, Parcel 382 is located within the City's Comprehensive Planning Area 13, Bush Chapel. Planning Area 13 is recommended for low and medium density residential development. Consideration should be made in reviewing the rezoning request from R1 to R3 that there may be a significant impact to roads/transportation, schools, and water and sewer systems.
5. Issue #E062 and E063, Tax Map 58, Parcels 254 and 13 is located within the City's Comprehensive Planning Area 14, Ripken. Planning Area 14 is



should be made in reviewing the rezoning request from R1 to R3 that there may be a significant impact to Aberdeen schools if higher density residential development is approved.

Thank you for considering our comments regarding the above rezoning requests. We would like to receive the final determination regarding the five issues after the County Council makes its decision.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Phyllis G. Grover".

PHYLLIS G. GROVER

Director of Planning and Community Development

Cc: Aberdeen City Council



# TOWN OF BEL AIR MARYLAND

39 Hickory Avenue, Bel Air, Maryland 21014

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TOWN ADMINISTRATOR  
Christopher G. Schlehr

September 1, 2005

Mr. Anthony McClune, Acting Director  
Harford County Dept. of Planning & Zoning  
220 S. Main Street  
Bel Air, MD 21014

Re: Comprehensive Rezoning Requests

Dear Mr. McClune:

The Town appreciates the opportunity to review and comment on the proposed Comprehensive Rezoning issues. Many of the requests will directly impact the Town of Bel Air and its environs, particularly the Winters Run watershed and the major transportation corridors into Town. The following is a summary of our concerns about the re-zoning process and the requests for rezoning.

Basically, we believe that proceeding with rezoning requests before revising the Development Regulations may seriously undermine the policies, goals and objectives established in the County's adopted Master Plan. The County Master Plan's Implementation Element specifies that a comprehensive update of the Zoning Code should be completed prior to the initiation of the Comprehensive Zoning Review. (See Attachments A & B)

The rezoning requests highlight the need for update of the current Regulations so that they are consistent with the Master Plan. The majority of the requests are located along major transportation corridors – Route 40, Route 22, Route 924, Route 152 and Route 1. The issues show the need to revise the industrial district zoning to meet current needs, the need for mixed use zones, and the pressure for residential development in the Winters Run corridor. The problems these requested rezonings would create are manifold. The Master Plan emphasizes that there is a surplus of 13.8 million square feet of commercial zoning in the County through the year 2025. (Harford County Retail Growth Analysis: Projected Demand 2000-2025 p 1) [See Attachment C]. To approve the commercial rezonings requested would exacerbate this surplus commercial inventory, existing traffic congestion, particularly along the Route 22 corridor, and an existing problem with older commercial corridors, such as Route 40. These existing commercial areas would remain underutilized as newly zoned land attracts development. Developers would not have the necessary incentives to combine parcels and redevelop. Furthermore, such rezonings would add to travel delays and traffic conflicts as new curb cuts are

created along Route 22, Route 924 and Route 1. Before any substantial rezoning is authorized, we suggest that the County consider undertaking a study of its main transportation corridors, similar to those done in Howard County and Prince Georges County. Just because there is road frontage on a major artery, it does not immediately follow that land should be zoned commercially. This is the sad lesson learned from Ritchie Highway in Anne Arundel County and York Road in Baltimore County. Harford County's corridors are ideal areas for high density residential, institutional and mixed use development. Even these zones, however, should not be considered until necessary design and performance standards have been incorporated into the Development Regulations.

Along with the corridor study, the County needs to consider adoption of Watershed Protection measures before approving increased densities in the Winters Run watershed. This is a very sensitive area with a long history of well and septic problems. The County Health Department and the County Department of Public Works should be integrally involved in determining the protection needs and direction of the Development Regulations. Until safeguards are in place, densities should be held at their current level in this area.

Finally, the County Economic Development office has done a remarkable job of generating new jobs, but this development creates the need for new units to house the projected workforce. Vacant residentially zoned land is scarce. This places added pressure on the County to modify commercial district regulations to allow residential or mixed residential/commercial options, but only if strong design standards, landscaping requirements and access improvements are provided. By implementing the revised Development Regulations recommended in the County Master Plan, the needs of the community would be addressed and protection provided for property owners before zoning on individual parcels is modified. The Town recommends strictly limiting any rezonings on Bel Air Road, Churchville Road and Emmorton Road at the present time. This will allow time to properly study the transportation corridors, adopt adequate watershed protection measures and adopt Development Regulations that correspond with the County's Master Plan.

Based on this analysis, the Town respectfully requests that the following rezoning requests be denied:

Issue #	Address	Request	Comment
B001	1114 Baltimore Pike	AG to B3	The parcel is located adjacent to the County park on a steep hill with limited access opportunities. Intensifying the zoning would permit inappropriate commercial uses that could negatively impact the traffic movement and create a negative impact on the watershed.
B008/ B020- B025	2014 Emmorton Road/Toll Green Way	R4 to B3	The current zoning allows a wide variety of uses without the negative impact of creating an unbroken commercial corridor. The provision of more than 45 acres of commercial zoning at this location would significantly degrade the traffic situation in this area and directly conflict with the County

			Master Plan recommendation to limit commercial rezonings.
C017, C018 & C021	812, 814 & 816 Baltimore Pike	R2 to B3	Intense commercial zoning is inappropriate due to location at the crest of a hill making ingress and egress dangerous, particularly for high intensity uses; the zoning would further exacerbate the commercial corridor issues noted in the text; watershed protection measures need to be addressed before intensifying uses.

The Town wishes to emphasize the need for a collaborative effort among County and municipal government, including Economic Development, Health, Public Works, Planning and Parks and Recreation to address the Gateway/Transportation corridor concerns, the watershed issues, the balance of Commercial vs. Residential land, and the need to incorporate adequate buffering, landscape, design and performance standards into the Development Regulations before any substantial rezonings are approved. The Town suggests that rezonings be minimized at the present time and encourages the County to consider developing a timeline for initiating the recommended Studies and Regulations revisions.

Thank you again for allowing us to comment on the Comprehensive Rezoning issues. We look forward to working with you in the future on the myriad issues raised herein.

Sincerely,



David E. Carey, Chairman  
Bel Air Board of Town Commissioners

cc: Board of Town Commissioners  
Christopher G. Schlehr, Town Administrator  
David Craig, Harford County Executive  
Robert Wagner, Harford County Council President  
Dion F. Guthrie, Harford County Council Member  
Veronica L. Chenowith, Harford County Council Member  
Robert G. Cassilly, Harford County Council Member  
Lance C. Miller, Harford County Council Member  
Richard C. Slutzky, Harford County Council Member  
Cecelia M. Stepp, Harford County Council Member  
File

Enclosures:

Excerpt Article 66B, MD Annotated Code  
Excerpt Harford County Master Plan  
Excerpt Harford County Retail Growth Analysis, Projected Demand 2000-2025  
Letter to Harford County Planning & Zoning

## IMPLEMENTATION

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### LAND USE ELEMENT PLAN IMPLEMENTATION

The 2004 Land Use Element Plan includes a series of recommendations identifying various work initiatives needed to implement the Plan. Among the recommendations to be completed are: a comprehensive update of the Zoning Code, the Comprehensive Zoning Review, review and revision of existing element plans, specified studies, and the development of Design Guidelines. A work program has been developed that prioritizes these initiatives and identifies the agency that will be chiefly responsible for its completion. Finally, it identifies which of the implementation measures involve capital expenditures. This provides a connection between the Plan's recommendations and the capital budgeting process.

#### Zoning Code Update and Comprehensive Zoning Review

Because many of the implementation strategies set forth in this Plan are to be addressed as part of a comprehensive update of the Zoning Code, and because of Charter requirements regarding comprehensive zoning, this initiative was started concurrently with the adoption process for this Plan. To complete the rezoning process in a manner consistent with this Plan, the Code update must be completed prior to initiation of the Comprehensive Zoning Review process. Adoption of the revised Zoning Code is scheduled for the Fall of 2004. This document will establish the zoning classifications to be implemented through the review process. The County Charter mandates that a Comprehensive Zoning Review be undertaken every eight years in Harford County. Therefore, the next required review must occur by 2006. \*

The 2004 Land Use Element Plan specifies land use policies that will be followed as part of the evaluation process and which will be used during the Comprehensive Zoning Review. Because the Plan recognizes that there is a sufficient inventory of undeveloped residential, commercial and industrial land to meet projected growth needs, any requests for rezoning will be subject to a detailed analysis to determine not only the need for the zoning change, but also to determine its impact on public facilities and the environment. In addition, this Plan establishes guidelines for the Comprehensive Zoning Review process.

All applications submitted as part of the Comprehensive Zoning Review must be submitted by the property owner or the owner's legal representative. The Department of Planning and Zoning will review each application for consistency with the 2004 Land Use Element Plan. Applicants requesting a change in zoning classification not consistent with the adopted land use designation will be considered inconsistent with the Plan. Each application will also be subject to a technical assessment as noted above. Prior to the submittal of the Directors Report on the Comprehensive Zoning Review, the Department of Planning and Zoning, with the Planning Advisory Board, will conduct public briefings on their findings and recommendations.

ATTACHMENT B

**Section 1.00 (continued)**

(2) specified by the local governing body in a zoning ordinance to avoid a literal enforcement of the ordinance that, because of conditions peculiar to the property and not any action taken by the applicant, would result in unnecessary hardship or practical difficulty.

**1.01 Visions**

In addition to the requirements of § 3.05(c) of this article, a commission shall implement the following visions through the plan described in § 3.05 of this article:

- (1) development is concentrated in suitable areas;
- (2) sensitive areas are protected;
- (3) in rural areas, growth is directed to existing population centers and resource areas are protected;
- (4) stewardship of the Chesapeake Bay and the land is a universal ethic;
- (5) conservation of resources, including a reduction in resource consumption, is practiced;
- (6) to assure the achievement of items (1) through (5) of this section, economic growth is encouraged and regulatory mechanisms are streamlined;
- (7) ADEQUATE PUBLIC FACILITIES AND INFRASTRUCTURE UNDER THE CONTROL OF THE COUNTY OR MUNICIPAL CORPORATION ARE AVAILABLE OR PLANNED IN AREAS WHERE GROWTH IS TO OCCUR,<sup>1</sup> AND
- (8) funding mechanisms are addressed to achieve these Visions.

**1.02 Sections of Article 66B Applicable to Charter Counties**

- (a) Except as provided in this section, this article does not apply to charter counties.
- (b) The following sections of this article apply to a charter county:
  - (1) § 1.00(j) (Definition of "sensitive areas");

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<sup>1</sup>The new vision is to be construed only prospectively and does not apply to plans, ordinances or policies enacted or amended before October 1, 2000.

- (2) § 1.01 (Visions);
- (3) § 1.03 (Charter county - comprehensive plans);
- (4) § 4.01(b)(2) (Regulation of bicycle parking);
- (5) § 5.03(d) (Easements for burial sites);
- (6) § 7.02 (Civil penalty for zoning violation);
- (7) § 10.01 (Innovative and flexible implementation tools);
- (8) § 11.01 (Transfer of development rights);
- (9) § 12.01 (Affordable housing);
- (10) except in Montgomery County or Prince George's County, §13.01 (Development rights and responsibilities agreements); and
- (11) for Baltimore County only, § 14.02.

(c) This section supersedes any inconsistent provision of Article 28 of the Code.

**1.03 Comprehensive Plan Elements Required in Charter Counties: Authority for Legislative Body to Implement the Visions; Six Year Review and Implementation Assurance**

(a) (1) When developing a comprehensive plan for a charter county, a planning commission shall include:

(i) A transportation plan element which shall:

1. Propose the most appropriate and desirable patterns for the general location, character, and extent of the channels, routes, and terminals for transportation facilities, and for the circulation of persons and goods on a schedule that extends as far into the future as is reasonable;

and

2. Provide for bicycle and pedestrian access and travelways;

proposed improvement;

3. Include an estimate of the probable utilization of any

(ii) If current geological information is available, a mineral resources plan element that:

**Section 1.03 - (continued)**

1. Identifies undeveloped land that should be kept in its undeveloped state until the land can be used to provide or assist in providing a continuous supply of minerals, as defined in § 15-801(i) of the Environment Article;

2. Identifies appropriate post-excavation uses for the land that are consistent with the county's land planning process;

3. Incorporates land use policies and recommendations for regulations:

a. To balance mineral resource extraction with other land uses; and

b. To the extent feasible, to prevent the preemption of mineral resources extraction by other uses; and

4. Has been reviewed by the Department of the Environment to determine whether the proposed comprehensive plan is consistent with the programs and goals of the Department;

(iii) An element which contains the planning commission's recommendation for land development regulations to implement the comprehensive plan and which encourages:

1. Streamlined review of applications for development, including permit review and subdivision plat review within the areas designated for growth in the comprehensive plan;

2. The use of flexible development regulations to promote innovative and cost-saving site design and protect the environment; and

3. Economic development in areas designated for growth in the comprehensive plan through the use of innovative techniques; and

(iv) a sensitive areas element that contains goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development.

(2) The channels, routes, travelways, and terminals required under paragraph (1)(i) of this subsection may include all types of highways or streets, bicycle ways, sidewalks, railways, waterways, airways, routings for mass transit, and terminals for people, goods, and vehicles related to highways, airways, waterways, and railways.

(3) The mineral resources plan element required under Paragraph (1)(ii) of this subsection shall be incorporated in:

(i) Any new comprehensive plan adopted after July 1, 1986 for all or any part of a jurisdiction; and



**Section 1.03 - (continued)**

(ii) Any amendment or addition that is adopted after July 1, 1986 to a comprehensive plan that was in effect on July 1, 1985.

(b) (1) A planning commission shall include in its comprehensive plan all elements required in subsection (a) of this section and the visions set forth in § 1.01 of this article.

(2) At least once every 6 years, the planning commission shall review and, if necessary, revise or amend a comprehensive plan to include all elements required in subsection (a) of this section and the visions set forth in § 1.01 of this article.

(3) If the comprehensive plan for each geographic section or division is reviewed and, if necessary, revised or amended at least once every 6 years, the planning commission may prepare comprehensive plans for one or more major geographic sections or divisions of the local jurisdiction.

(c) (1) A planning commission shall implement the visions set forth in § 1.01 of this article through the comprehensive plan elements required under subsection (a) of this section.

(2) A local legislative body that has adopted a comprehensive plan may adopt regulations implementing the visions stated in § 1.01 of this article in a comprehensive plan.

(d) On or before July 1, 1997, and subsequently at intervals of not more than 6 years which correspond to the comprehensive plan revision under subsection (b) of this section, a charter county shall ensure that the implementation of the provisions of the comprehensive plan that comply with § 1.01 of this article and subsection (a)(1)(iii) and (iv) of this section are achieved through the adoption of:

- (1) applicable zoning ordinances and regulations;
- (2) planned development ordinances and regulations;
- (3) subdivision ordinances and regulations; and
- (4) other land use ordinances and regulations that are consistent with the comprehensive plan.

Excerpt: Harford County Retail Growth Analysis:  
Projected Demand 2000-2025

Attachment C

**Executive Summary**

This retail analysis follows the assumptions and methodology utilized by Legg Mason in the original retail analysis study conducted in 1997. This analysis concludes that continued residential growth will increase the amount of retail space which can be built in Harford County through the year 2025. Principal findings of this study include:

1. Harford County has approximately 9.4 million square feet of existing retail space.
2. At least 2.1 million square feet of new retail space can be supported over and above the existing retail supportable space inventory through 2025.
3. Harford County's commercially zoned vacant land inventory has the capacity for up to 14.1 million additional square feet of retail space.
4. Comparing projected growth in demand to gross land capacity through 2025, Harford County has a sufficient amount of commercially zoned land to accommodate projected growth. This study finds that 41.1% of the overall retail capacity will be utilized.
5. There is a surplus of total retail supportable space of 13.8 million square feet by 2025.

This retail analysis study estimates and projections are based on gross calculations and do not take into account the particulars of individual zoned parcels, redevelopment opportunities, possible changes in growth and other assumptions which may occur through 2025 and affect the findings of this study.



# TOWN OF BEL AIR

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DIRECTOR OF PLANNING  
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DIRECTOR OF PUBLIC WORKS  
Robert B. Cooper

March 10, 2005

Mr. C. Pete Gutwald  
Chief of Comprehensive Planning  
Harford County Dept. of Planning & Zoning  
220 S. Main Street  
Bel Air, MD 21014

Re: Comprehensive Zoning Requests

Dear Mr. Gutwald:

The Town appreciates the opportunity to review the Comprehensive Zoning Log. We will present more detailed comments about the various rezoning requests to the County Council during the public hearing process. Meanwhile, we wanted to share our concerns with the Planning Department as part of our ongoing interjurisdictional information sharing initiatives.

The Town is concerned that the rezoning process is premature, since the revised Development Regulations are not in place. It is difficult to assess the appropriate zoning designation without a clear understanding of the district requirements and safeguards that will be in place with the revised Development Regulations. For example, many of the requests call for rezoning of property in the various commercial corridors – Route 1, Route 22, Route 924, etc. With the current regulations, these rezonings would have serious negative impacts on the County and the Town.

First and foremost, County studies clearly show a surplus of commercially zoned property. This has resulted in numerous long-term commercial vacancies, as developers build on raw land rather than redevelop existing commercial areas. It has also caused serious degradation of traffic along major roadways, as new curb cuts are added for each individual parcel. The environmental impacts and water, sewer and stormwater control needs for this new development also exacerbates general development impacts on the surrounding communities. The Town strongly encourages denial of the commercial rezoning requests on Route 1, Route 22 and Route 924 and consideration of a commercial corridor study, similar to those conducted in Howard County and elsewhere in the state, to assure that we are not recreating the development and traffic debacle experienced on Ritchie Highway and York Road. This type of analysis is needed before any corridor rezoning occurs.

Mr. C. Pete Gutwald  
Harford County Dept. of Planning & Zoning  
March 10, 2005  
Page 2

The County does need more housing to meet current and future demand. This could be accommodated by adopting a mixed-use zone and developing design and performance standards to encourage housing developments interspersed between the designated commercial nodes. This may require development of a new zoning designation that could be structured to limit curb cuts, require landscape buffering along arterials and collectors, and provide more diverse housing opportunities. This type of development could address housing needs identified by the County Office of Economic Development, improve the general appearance and function of the major transportation corridors in the Development Envelope, and strengthen the existing commercial nodes.

There are several requests for rezoning in the Fallston area south of Bel Air. These requests, calling for increased residential development density, need to be assessed carefully based on their potential impact on the Winters Run watershed, as well as ground water adequacy and septic function. Historically, the County has experienced problems with existing wells in this area running dry as new development occurs. Before rezoning is considered, these impacts should be assessed by the County Department of Public Works and the Health Department.

The potential impact on the Town of the increased densities and development intensity along the corridors approaching Bel Air (Route 1, Route 22, Route 924) is a serious concern. We ask your support in minimizing rezonings in this area at least until appropriate studies are completed and safeguards are incorporated into the County's revised Development Regulations.

Thank you for your consideration.

Sincerely,



Carol L. Deibel  
Director of Planning and  
Community Development

CLD:mjw

cc: ✓ Town Board of Commissioners  
Christopher G. Schlehr, Town Administrator  
J. Steven Kaii-Ziegler, Director, Harford County Planning & Zoning  
Anthony McClune, Deputy Director, Harford County Planning & Zoning

**Appendix E**  
**Chesapeake Bay Critical Area**  
**Comments**

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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June 6, 2005

Mr. Nick Walls  
Environmental Planner  
Harford County Planning and Zoning  
220 South Main Street  
Bel Air, Maryland 21014

RE: Rezoning Applications  
Issue Number: A036, E042, F020, F020-1 & F021

Dear Mr. Walls:

I have received the information you provided regarding the proposed rezoning of five properties located within the Critical Area. It is my understanding that the County is currently reviewing 336 applications for rezoning; however, only five properties were found to be in the Critical Area.

*A036 – 101 Philadelphia Road*

The first property proposed for rezoning is A036 located at 101 Philadelphia Road in Joppatowne. The current zoning for the 0.618 acre property is R-1 (low density residential) with 0.0413 acres (approximately 1800 square feet) in the Resource Conservation Area (RCA). The existing use on this site is residential with one single-family house and a small accessory structure. The applicant is requesting a zoning change to B-1 (neighborhood business). If the applicant proposes to change the use of the Critical Area portion of this property to a commercial use, then it is likely that growth allocation will be required.

*E042 – Richards Lane*

The second property proposed for rezoning is E042 (Tax Map 59, Parcel 157) located off of Richards Lane in Aberdeen. This parcel is designated a Resource Conservation Area (RCA), is currently used for agriculture purposes, and totals 256 acres with 150 acres in the RCA. The applicant is requesting to rezone 12.196 acres of the parcel within the Critical Area from R1 (low density residential) to RR (rural residential). The 12.196 acres includes portions of the 100-foot Buffer and a small area of Forest Interior Dwelling Bird Species (FIDs) habitat.

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PLANNING & ZONING

Mr. Walls  
June 6, 2005  
Page 2

There does not appear to be any apparent conflict between the proposed zoning classification and the RCA designation. This office understands that the applicant wants to create four additional residential lots clustered on the 12.196 acres. If the applicant creates additional lots on the 12.196 acres, then at the time of subdivision, appropriate deed restrictions and plat notes will be necessary to ensure that development on the site does not exceed the allowable RCA density of one dwelling unit per 20 acres. The area to be developed should be adequate to ensure that impacts to FIDs habitat are avoided and that all dwellings, roads, septic systems, etc. can be located outside the Buffer.

*F020, F020-1, and F021 – Philadelphia Road*

The remaining three properties proposed for rezoning are F020, F020-1 and F021 (Tax Map 62, Parcel 180, Lots 1 and 2) located in the 4000 block of Philadelphia Road. This office understands that these properties were included in the Critical Area in 2000 as a result of the approved expansion of the Critical Area boundary to include adjacent floodplain areas. All three properties are requesting a B3 zoning change. F021 is currently zoned R1. F020 and F020-1 are currently split zoned with a B1 and R1 zoning on portions of the properties. It is my understanding that the B3 zoning category allows a variety of intense commercial uses. Because new commercial uses are generally not permitted within the RCA, redevelopment of this property that would involve a change in use would require the use of growth allocation.

All three properties include portions of FIDs habitat, and there is a mapped tributary stream that will require a 100-foot Buffer that impacts a small area of F020-1 and a larger portion of F020. Because of the presence of these Habitat Protection Areas, development of these properties may be constrained, and therefore the County may want to carefully consider if the site is suitable for growth allocation. If the rezoning is approved and commercial development proposed, any application for growth allocation will need to address protection and conservation of these Habitat Protection Areas (HPA).

Thank you for the opportunity to provide comments on these proposals. If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,



Dawnn McCleary  
Natural Resources Planner

cc: Pat Pudelskewicz

Mary Owens  
Harford County Rezoning-05

**Appendix F**  
**Historic Preservation Commission**  
**Comments**





## *Historic Preservation Commission*

*c/o Harford County Department of Planning and Zoning  
220 South Main Street, Bel Air, Maryland 210  
(410) 638-3103 / (410) 879-8239 fax*

September 9, 2005

Department of Planning and Zoning  
Attn: C. Pete Gutwald

Re: Comprehensive Zoning

  
Mr. Gutwald,

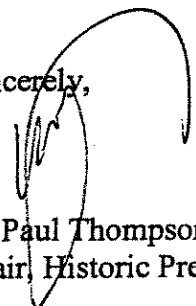
On behalf of the Harford County Historic Preservation Commission, I would like to submit the HPC's comments regarding Comprehensive Zoning. The HPC feels that the development on and around historic sites would negatively affect the County's opportunity for Heritage Tourism. Heritage tourism could bring economic benefit to the County.

We would like to have the County revisit the recommendations we made regarding the zoning law in this process. While our comments do not carry the "force of law", we feel it is necessary to go on record with our concerns regarding issue properties and historic structures on or adjacent to them.

We are also concerned about zoning requests that fall in and around rural villages. Our rural villages are losing their character and identity. Development in and around these villages should be regulated, allowing for growth and change while protecting their spirit of place or Zeitgeist.

Thank you for your consideration and efforts in keeping the HPC abreast of all of the Comprehensive Zoning requests. We appreciate the opportunity to comment.

Sincerely,

  
W. Paul Thompson, Jr.,  
Chair, Historic Preservation Commission

Historic Preservation Commission  
Comprehensive Zoning comments:

General concerns:

1. The development of properties with historic structures on them or properties that are historically significant will be counterproductive to the goals stated in the Historic Element Plan of the Land Use Plan.
2. Development of historic sites will hamper the opportunity for heritage tourism in the County.
3. The HPC recommends that a buffer area be placed around historic structures in an effort to protect its character and the nature of the site. While this does not preclude or disallow development, it does ask that the development be of a nature, scale and character that is fitting.
4. Development in Harford County's rural village should be respectful of its surroundings; designed with consideration to the village scale and character and should compliment existing rural village businesses.
5. Comprehensive zoning requests inside of village boundaries should be consistent with village zoning, allowing for VB and VR zoning.
6. Development adjacent to historic sites should be screened and buffered to minimize their effect on the character and appearance of the historic site.
7. The County needs to have safeguards in place to protect adjoining historical property before approving rezoning.

Specific concerns:

1. A009, the HPC recommends denial on the following – Expanding the commercial zoning is contrary to the Master Plan policy. Additionally, the impact on the log house needs to be considered, particularly since adequate buffer requirements have not yet been incorporated in the Zoning Regs, as yet.
2. B001, the HPC recommends denial. This request could have a serious impact on the surrounding Historic properties. Additional Commercial zoning is not warranted based on Master Plan findings and traffic impact would be significant.
3. B005, the HPC recommends denial. Allowing this property, adjacent to High Point Farms to be rezoned RR, will greatly affect the character of the area.
4. B011/B012, the HPC believes that the historic structures should be preserved. Rezoning would probably make this less likely.

5. B016, the HPC recommends denial. Additional commercial not warranted based on Master Plan analysis. Such rezoning would make it more difficult to preserve the historic resources in this area.
6. B037, B041, the HPC recommends denial, adding that the County needs to have safeguards in place to protect adjoining historical property before approving rezoning.
7. Issue properties B045 and B047 are adjacent to the Mary Ellen Gardiner house, cottage and barn (ha-421, 422 and 423) on it. Photos provided by planning and zoning provide little information regarding the status of the buildings. While these sites are not designated, they are part of the County's historic inventory and, as such, the HPC believes it is necessary to protect these historic and cultural resources regardless of classification. Further information about the buildings is requested by the HPC.
8. Issue property B046 has the Mary Ellen Gardiner house, cottage and barn (ha-421, 422 and 423) on it. Photos provided by planning and zoning provide little information regarding the status of the buildings. Further information about the buildings is requested by the HPC. Generally, the HPC recommends denial. These properties would impact the Gardiner house, cottage and barn and put undue pressure on these historical properties.
9. D029, D030, the HPC recommends denial based on the basic need to preserve the rural village area. Issue properties D029 and D030 are located in the center of the Dublin rural village. Given the nature of Dublin, the HPC recommends that D029 maintain its VB zoning. B3 zoning in the village center could greatly affect the appearance and nature of the village. D030 is asking for up-zoning from VR to VB. If allowed, development should be designed to compliment the character of the village and existing village businesses.
10. D032 and D034, the HPC recommends denial until buffer requirements are in place to protect historic resources.
11. D051, D052, D053, D054, D058, D060, D061, D062, D068- Same comment as D032. D054 has ha-627 on it. Ha-627 is the Hott House.
12. D059, D059-1, D064-1 - HPC recommends denial due to the potential impact on historic property.
13. Issue properties E009 and E027 are adjacent to the St. Ignatius Church in Hickory. The church is in the oldest diocese in the United States and has the honor of being the longest continuously used or attended Catholic Church. The issue properties are asking for applying for an up-zoning from R2 to CI and RO to B3. CI and B3 allow for intense development and special care

should be given to screen these properties from St. Ignatius if allowed their up-zoning.

*Submitted by Jim Chrismer, Commissioner, Historic Preservation Commission*

*"I must re-iterate my absolute hope that HPC will come out hard in opposition to any changes in the two parcels across from St. Ignatius Church. That property, including its historic graveyard, is completely unique in this county and deserving of particularly strong protection, no matter what its modest status regards preservation listing. I repeat it is the oldest Catholic Church in continuous use in the oldest Catholic Archdiocese in the United States of America."*

*"It was built by Jesuits (Irish immigrant labor) at the encouragement of Bishop (and American patriot during the Revolutionary War) John Carroll, the first Roman Catholic Bishop in the United States. Cardinal Gibbons visited it on several occasions, the pastors and parishioners have been extremely good stewards of their heritage (see the museum in the South wing, the refurbished interior, etc.)"*

*"It would be a crime if someone had to stand facing the church and see it outlined at its back by a Royal Farms Store selling nachos and dispensing gas; or to stand in the grassy cemetery of graves going back to the 18th century"*

14. F031, F031-1, the HPC recommends denial. Increasing high intensity Commercial zoning would significantly impact the historical nature of the area and would be contrary to Master Plan recommendations to limit commercial rezoning.

**Appendix G**  
**Environmental Advisory Board**  
**Comments**

**DAVID R. CRAIG**  
HARFORD COUNTY EXECUTIVE

**LORRAINE COSTELLO**  
DIRECTOR OF ADMINISTRATION



**ANTHONY S. McCLUNE**  
ACTING DIRECTOR OF PLANNING & ZONING

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## HARFORD COUNTY GOVERNMENT

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### Environmental Advisory Board

September 13, 2005

Mr. Anthony McClune, Acting Director  
Harford County Department of Planning & Zoning  
220 S. Main Street  
Bel Air, MD 21014

Dear Mr. McClune:

The Harford County Environmental Advisory Board was provided with natural resource information on thirty-one issues that were screened for their potential for significant environmental impact. All issues within the Chesapeake Bay Critical Area were reviewed by the EAB. Where appropriate, we included adjacent issues in our comments.

The recommendations of the EAB are presented on the attached pages. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Bowen".

Elizabeth Bowen, Chair  
Environmental Advisory Board

*Preserving Harford's past; promoting Harford's future* (410) 638-3103

MY DIRECT PHONE NUMBER IS

220 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 410.638.3000 • 410.879.2000 • TTY 410.638.3086 • [www.harfordcountymd.gov](http://www.harfordcountymd.gov)

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST.

**EAB REVIEW OF COMPREHENSIVE ZONING ISSUES  
SEPTEMBER 2005**

The Environmental Advisory Board has reviewed the following properties that have applied for comprehensive rezoning and makes the following recommendations:

**B005-** The EAB recommends that this application be denied due to the prevalence of environmental features located on the property that include streams, high quality forests, non-tidal wetlands, and floodplain areas. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

**B015 –** The EAB recommends that this request be denied due to the potential impacts on the extensive amount of sensitive environmental features that exists on the site. Specifically, the headwater stream that is present, as well as its buffer, occupy a substantial amount (65%) of the property and would be impacted if any intensified development were approved.

**B042 –** The EAB recommends that this request be denied due to the potential impacts on the sensitive environmental features that exist on-site. Specifically, the stream segments and their buffers, steep slopes, and mapped floodplain and floodway occupy approximately 60% of the site and would be impacted if any intensified development were to be approved in this high quality subwatershed.

**B043-** The EAB recommends that this application be denied due to the significant environmental features contained on the site including streams, wetlands, and floodplain areas, and the severe constraints on sewage disposal of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

**B045-** The EAB recommends that this application be denied due to the environmental features that may be impacted by higher density development and the moderate and severe septic disposal limitations of the soils present on site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

**B047-** The EAB recommends that this application be denied due to the environmental features that may be impacted by higher density development and the septic disposal limitations of the soils present on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

**D040 through D046-** The EAB recommends that these applications be denied due to the effects that increased developmental density may have on the high quality stream to which these properties drain. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

D069 – The EAB recommends that only a portion of this property receive its rezoning request. The portion of the request that the EAB supports is that which occurs to the south of Johnson Mill Road. The northern portion is substantially encumbered by sensitive environmental features.

D101 and D053- The EAB recommends that these applications be denied due to the significant environmental features contained on the site including streams, wetlands, and sensitive watershed characteristics, and the septic disposal limitations of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

D102 – The EAB recommends that this request be denied due to the impacts that increased development may have on the sensitive environmental features present on the property, which include a stream bisecting the property and possible nontidal wetland areas (over 50 percent Natural Resource District). In addition, the requested zoning is inconsistent with the Land Use Plan.

E013- The EAB recommends approval of this application due the size of the property and its proximity to other Rural Residential areas and in part to the fact that the NRD buffer areas here are currently disturbed by agricultural activities. It is also believed that the NRD areas could provide a buffer between the adjacent agricultural uses and the proposed residential uses. It is hoped that these areas would be improved through the application of the Forest Conservation Law and the County's NRD regulations.

E043 – The EAB recommends that this request be denied due to the potential impacts on the sensitive environmental features that exist on-site (total NRD is approximately 40 percent). Specifically, floodplain areas, nontidal wetlands, and stream systems may be impacted by more intensive development.

E062 and E064 – The EAB recognizes the inevitability of development in this area; however, the EAB expressed its concern about potential impacts to this high quality watershed by the proposed zoning requests on these forested properties. Clustering of development and strict enforcement of environmental regulations would afford some measures of protection.

F004 – The EAB recommends that this request be denied due to the potential impact on the sensitive environmental features that exist on-site. Specifically, Bynum Run, nontidal wetlands, steep slopes, and buffers occupy 88% of the site.

F005 and F006 – The EAB recommends that these requests be approved with the understanding that the sensitive environmental features will be protected according to the Natural Resource District regulations. The EAB understands that although these properties have environmental constraints, the properties are located within the Development Envelope, are targeted for a residential use in the Land Use Plan, and are surrounded on three sides by residential zoning.



F007 and F035 – The EAB recommends that these requests be denied due to the extensive amount of sensitive environmental features that are present on the sites, specifically the stream and wetland areas (65-70 percent Natural Resource District). In addition, the requested zoning is inconsistent with the Land Use Plan.

F016 and F018- The EAB recommends that these applications be denied due to the potential impacts on the high quality forest, wetlands, and stream systems, and the septic disposal limitations of the soils on-site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

F022 and F023 – The EAB recommends that these requests be denied due to the potential impacts to the sensitive environmental features present on the property, including streams and their buffers, mapped wetlands, steep slopes, and floodplain within this high quality subwatershed. In addition, the requested zoning is inconsistent with the Land Use Plan.

F025 – The EAB recommends that only the front portion of the property be granted the requested zoning change (specifically the narrow area immediately adjacent to the roadway which extends approximately 515 feet back from the road) due to the current use of the property. The rear of the property where it opens up considerably should remain in its current zoning due to the stream and mapped wetlands bisecting this area.

F029- The EAB recommends that this application be denied due to the environmental features contained on the site including streams, wetlands, and sensitive watershed characteristics, and the moderate and severe septic disposal limitations of the soils present on site. Additionally, the area is outside the Development Envelope and is designated as Agricultural in the Land Use Plan.

The Environmental Advisory Board has reviewed the five comprehensive zoning issues within the Chesapeake Bay Critical Area and makes the following recommendations:

A036- The EAB supports the approval of this request with the understanding that there will be no commercial use within the RCA portion of the property.

E042- The EAB supports the approval of this request with the understanding that the sensitive habitat areas are protected by the Critical Area zoning regulations and that the dwelling density will not exceed those limits established for the RCA. Furthermore, the EAB understands that the request will actually decrease the permitted density as per the underlying zoning change from R1 to RR.

F020- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would

severely restrict developing this property in a manner consistent with high density commercial use.

F020-1- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would severely restrict developing this property in a manner consistent with high density commercial use.

F021- The EAB strongly disapproves of the request for zoning change on this property due to the inconsistency of uses permitted in B3 zoned properties and the RCA land use designation. Furthermore, several sensitive habitat areas exist on the land that would severely restrict developing this property in a manner consistent with high density commercial use.

**Appendix H**  
**Agricultural Land Preservation**  
**Advisory Board**  
**Comments**

DAVID R. CRAIG  
HARFORD COUNTY EXECUTIVE

LORRAINE COSTELLO  
DIRECTOR OF ADMINISTRATION



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Anthony S. McClune  
Acting Director of Planning & Zoning  
2005 SEP -7 A 10:24

PLANNING & ZONING

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HARFORD COUNTY GOVERNMENT

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Department of Planning and Zoning

September 7, 2005

Anthony S. McClune  
Acting Director of Planning and Zoning  
220 South Main Street  
Bel Air, MD 21014

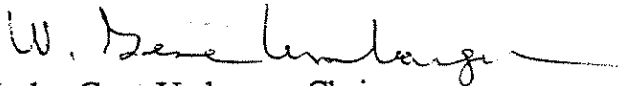
Dear Mr. McClune:

The Harford County Agricultural Land Preservation Advisory Board, at their August meeting, reviewed the submitted comprehensive zoning requests. In general, the Board agreed by consensus to continue it's longstanding position that any request for increased density in the Agriculture designation on the 2004 Land Use Plan should be denied.

The Board would also like to express their concern for maintaining and sustaining the character of the Rural Villages. Requests to change zoning classifications in these areas should be consistent with the Rural Village zoning classifications VR or VB. Any change in zoning classifications outside the Development Envelope, Rural Village or Rural Residential designations on the 2004 Land Use Plan, jeopardizes the land preservation efforts in Harford County.

Please feel free to contact me if there are any questions with our findings at 410-734-6661. We thank you for your continued support of land preservation in Harford County.

Sincerely,

  
Worley Gene Umbarger, Chair  
Agricultural Land Preservation  
Advisory Board

WGU/sw

~ Preserving Harford's past, promoting Harford's future ~  
MY DIRECT PHONE NUMBER IS (410) 638-3103  
220 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 • [www.harfordcountymd.gov](http://www.harfordcountymd.gov)

*This document is available in alternative format upon request.*